

**WOODSMILL APARTMENTS  
102 WISDOM ROAD  
PEACHTREE CITY, FAYETTE COUNTY, GEORGIA  
JUNE 21, 2011**

## **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**PREPARED FOR:**

**THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS**

**AND**

**THE GEORGIA HOUSING FINANCE AUTHORITY**

**PREPARED BY:**

**HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.  
2075 COLUMBIANA ROAD, SUITE 1  
BIRMINGHAM, ALABAMA 35216  
(205) 822-2480**

**HAZCLEAN PROJECT NO. 339.40**

# HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.

2075 Columbiana Road; Suite 1  
Birmingham, Alabama 35216  
Telephone (205) 822-2480 / Facsimile (205) 822-5690  
<http://www.hazclean.com>



June 21, 2011

To: Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329-2231

Ladies/Gentlemen:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 C.F.R. 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

June 21, 2011  
Date

Environmental Professional

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitation of 40 C.F.R. Part 312 and ASTM E 1527-05 of [insert address or legal description], the property. Any exceptions to, or deletions from this practice are described in Section [ ] of this report. We certify that the Phase I was performed by a qualified Environmental Professional meeting the requirements set forth in 40 C.F.R. § 312.10(b).

June 21, 2011  
Date

Principal of Consultant

06/21/11  
Date

Professional Geologist or Professional Engineer



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## 1.0 EXECUTIVE SUMMARY

### Summary Statement:

This summary statement has been prepared to facilitate the use of this report and to highlight the opinions provided as a result of this Phase I Environmental Site Assessment (ESA) conducted by **HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC. (HAZCLEAN)** on May 26, 2011. A detailed discussion of the observations and information is presented in the subsequent sections of this report.

**HAZCLEAN** conducted a review of the available records/documents, past and present site use, adjacent land use, map interpretation, and conducted a site reconnaissance and interviews relative to the Woodsmill Apartments property containing approximately 5.5 acres of developed land located east of the intersection of Joel Cowan Parkway and Wisdom Road in Peachtree City, Fayette County, Georgia in conformance with the scope and limitations of ASTM practice E1527-07 and the Georgia Department of Community (DCA) 2011 Environmental Manual. **HAZCLEAN** has identified no recognized environmental conditions associated with the subject property except for the following:

#### 1.1 Location and Legal Description of the Property

The subject property is located east of the intersection of Wisdom Road and John Cowan Parkway in Peachtree City, Georgia. The subject property is a developed, multi-family housing complex containing six (6) buildings. A full legal description of the property is included in Appendix D.

## 1.2 Environmental Concerns and Conclusions

### 1.2.1 On-Site

**HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.** has determined that no recognized environmental conditions were identified for the subject property.

**HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.** has determined that the following suspect environmental condition was identified at the subject property.

- Noise levels calculated to be 67.5 dB. Noise reducing construction techniques will have to be used to reduce interior noise to 45 dB or below.

**HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.** has determined that no suspect business environmental risks were identified for the subject property:

### 1.2.2 Off-Site

**HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.** has determined that no off-site recognized environmental conditions were identified for the subject property.

**HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.** has determined that no off-site suspect environmental conditions were identified for the subject property.

**HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.** has determined that no off-site suspect business environmental risks were identified for the subject property.

### 1.3 Recommendations

#### 1.3.1 On-Site

- **HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.** recommends that noise reducing construction techniques should be used in the rehabilitation of the existing complex. These noise reducing constructing techniques will need to bring the interior noise level to 45 db or below.

#### 1.3.2 Off-Site

**HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.** makes no recommendations for off-site environmental issues at this time.

## 2.0 INTRODUCTION

### 2.1 Background

**HAZCLEAN** was provided the following documents to complete the Phase I Environmental Site Assessment (ESA):

- Site Location Map;
- Property address;
- Title Binder;
- Current property owner's name and phone number.

Mr. Greg Williams, representative with Woodsmills Apartments indicated to **HAZCLEAN** the purpose for conducting the Phase I ESA was to facilitate an innocent landowner defense with regard to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and to meet the requirements of the Georgia DCA.

**HAZCLEAN** understands that the purpose of this Phase I ESA is to ascertain whether the property is environmentally suitable for the rehabilitation of an existing multifamily housing complex.

**HAZCLEAN** and/or Mr. Phillip E. Dalton is not affiliated with the developer/owner, or a buyer or seller of the property, or a firm engaged in any business that might present a conflict of interest or give the appearance of a conflict of interest.

**HAZCLEAN** may have identified and recommended other elements of concern identified during the period of the assessment, particularly with regard to business environmental risks associated with the subject property. **HAZCLEAN** proposed to conduct the assessment and deliver to the client a final report consisting of the **Phase I Environmental Site**

**Assessment.** Any limitations, deletions and/or assumptions incurred while conducting this report are described in the associated text.

**HAZCLEAN** has conducted these services using standard engineering practices and has developed a reporting format, which facilitates the use of these findings in decision-making. Because of the complex nature of environmental exposures, **HAZCLEAN** is not able to represent that the site or adjoining land presents a zero risk with respect to environmental liabilities. The ability to absolutely address the environmental risks associated with this property is beyond the scope of this Phase I Environmental Site Assessment.

## 2.2 Procedures

**HAZCLEAN** utilized ASTM practice standard E1527-05 and the 2011 Georgia DCA Environmental Manual to conduct this assessment. The assessment procedure included a site reconnaissance, review of standard environmental record sources, interview of persons familiar with the subject property, and completion of the Phase I Environmental Site Assessment report. **HAZCLEAN** was contracted to conduct a Phase I Environmental Site Assessment of approximately 5.5 acres of developed land located east of the intersection of Wisdom Road and John Cowan Parkway in Peachtree City, Fayette County, Georgia. The objective of the proposed Phase I Environmental Site Assessment was to conduct the following scope of services and determine if federal, state, and local regulatory issues applied to the subject property:

A review of the current and historical usage of the subject property, including a review of standard environmental record sources which may

reflect the uses of the property, and which are reasonably attainable through state and local government agencies, if available;

A site reconnaissance of the subject property and adjoining properties, including a visual assessment for detection of hazardous substances and petroleum products, and other potential conditions indicative of recognized environmental conditions, which might be regulated pursuant to federal, state and local statutes;

An interview of the owner(s), occupant(s) and key site manager(s) of the subject property to identify potential environmental conditions associated with the subject property, as well as an interview of other regional and local regulatory agencies and residents who might have knowledge of potential recognized environmental conditions associated with the subject property;

Provide a final report conforming to ASTM Standard E1527-05 and the 2011 Georgia DCA Environmental Manual, including the findings, conclusions, and recommendations, if applicable.

In summary, this list comprises the major elements of the Phase I Environmental Site Assessment, which was conducted by **HAZCLEAN**.

### 2.3 Significant Assumption

For the purpose of this report, **HAZCLEAN** assumed that the information provided by persons familiar with the subject property and by Environmental Data Resources (EDR) as well as other sources, was accurate and reliable.

#### 2.4 Qualifications of Personnel/Documentation of qualifications as an “Environmental Professional”

Mr. Phillip E. Dalton with **HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.** meets the qualifications as an Environmental Professional (EP) as defined in 40 CFR § 312.10(b)(iii). Mr. Dalton has more than 20 years of experience performing Phase I ESAs and other similar reports.

See Appendix H for the qualifications of personnel performing the Phase I Environmental Site Assessment.

#### 2.5 Assessment of Specialized Knowledge or Experience of User and or Environmental Professional

The User of this report was not aware of any specialized knowledge or experience that is material to recognized environmental conditions in connection with the subject property.

#### 2.6 Limitations and Exceptions

**HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.** has conducted these services using standard engineering practices and has developed a reporting format, which facilitates the use of these findings in decision-making. Because of the complex nature of environmental exposures, **HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.** is not able to represent that the site or adjoining land presents a zero risk with respect to environmental liabilities. The ability to absolutely address the environmental risks associated with this property is beyond the scope of this Phase I Environmental Site Assessment.

**HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.** presents the findings, conclusions, and recommendations herein that are based solely on the conditions observed during this Phase I Environmental Site Assessment. Additionally, **HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.** does not make any representation or projection as to past conditions or future exposures.

This report has been designed, developed, and prepared by **HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.** at great expense and has been written solely for the use of **HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.**, the Georgia Department of Community Affairs, the Georgia Housing Finance Authority. The information herein shall not be used by any third party without the prior written consent of **HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.** Any use thereof, other than the sole benefit of **HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.**, and/or the Georgia Department of Community Affairs, the Georgia Housing Finance Authority, shall be deemed unauthorized.

The findings and conclusions of this report are not scientific certainties, but rather, probabilities based on professional judgment concerning the significance of the data gathered during the course of this Phase I Environmental Site Assessment. **HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.** is not able to represent that the site or adjoining lands contain no hazardous waste, oil, or other latent conditions beyond that detected or observed by **HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.** during this Phase I Environmental Site Assessment. This report has been prepared for the exclusive use of the Georgia Department of Community Affairs, the Georgia Housing Finance Authority. This report and its analytical results, findings, conclusions, and

recommendations, either in part or in its entirety, are not to be used by any other party without prior consent of **HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.**

This Phase I Environmental Site Assessment used ASTM 1527-05 and the Georgia Department of Community Affairs 2009 Environmental Manual to conduct this Phase I ESA. All appropriate inquiries were conducted for this Phase I ESA. In some areas, the Georgia Department of Community Affairs Guide exceeds ASTM E 1527-05 Standards.

## 2.7 Special or Additional Conditions or Contract Terms

Some of the information provided in this report is based upon personal interviews, and research available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records and the personal recollections of those persons contacted.

### 3.0 SITE SETTING

#### 3.1 General Description of the Site and Vicinity

On the day of the site reconnaissance, the subject property consisted of an approximate 5.5 acres parcel of multi-family developed land. The subject property is located east of the intersection of Wisdom Road and John Cowan Parkway in Peachtree City, Fayette County, Georgia (Appendix A).

##### 3.1.1 Current Site Use and Description

On the day of the site reconnaissance, the subject property six (6) multi-family buildings with associated asphalt paving and storm water drainage systems.

##### 3.1.2 Current Uses of Adjoining Properties

On the day of the site reconnaissance, the following uses of the adjoining properties were observed:

North: Wisdom Road and single-family residentially developed properties;

South: Undeveloped property and commercially developed properties;

East: Single-family residentially developed properties;

West: Wooded land and commercially developed properties.

### 3.1.3 Description of Structures, Roads, and Other Improvements

On the day of the site reconnaissance, the subject site contained six (6) multi-family buildings with associated asphalt roads, storm water runoff system and playground.

## 3.2 Hydrogeology

### 3.2.1 Geologic Setting

The Subject Site is located within the Georgia Piedmont Physiographic district. The Georgia Piedmont lies between the Blue Ridge Mountains and the Upper Coastal Plain. It is part of a larger area called the southern Piedmont and located in the southeastern and mid-Atlantic regions of the United States, that is about 1,400 kilometers long and 100 to 300 kilometers wide. It runs in a northeast-to-southwest direction, following the main axis of the mountains, faults, and coastline of the southeastern United States. The southern Piedmont extends from Alabama and Georgia northeastward through South Carolina and North Carolina.

### 3.2.2 Surface Drainage

Surface drainage from the subject property is to the south from an existing storm water drainage system.

### 3.2.3 Groundwater

Based on observations on the day of the site visit and topographical maps, groundwater is expected to flow to the south.

## 3.3 Wetlands

After a review of topographic maps, National Wetland Inventory (NWI) maps on the US Fish and Wildlife website, aerial photographs, as well as a visual survey of vegetation and hydrological features on the subject property, **HAZCLEAN** has determined that regulated wetlands are not likely to be located on subject property. According to the NWI Map (Appendix A; Figure 1), no regulated wetlands are located on or adjacent to the subject site.

### 3.4 Flood Plain

According to Flood Insurance Rate Map (FIRM) No. 13113C0086E, dated September 26, 2008, no part of the subject property is not located within a flood plain (Appendix A; Figure 2).

### 3.5 State Water

The EPD's Field Guide for determining the presence of State Waters That Require a Buffer was used as a guide to determine if state waters were present on the subject property.

A visual resonance of the subject site revealed no state waters within the boundary or adjacent to the subject site.

### 3.6 Endangered Species

The list of protected species from the U.S. Fish and Wildlife Service and the occurrence records from the Georgia Natural Heritage Inventory Program was reviewed regarding whether or not the presence of such species will be impacted by the proposed development. Documentation is provided in Appendix R and the HOME and HUD Environmental Questionnaire supporting documentation.

The subject site is a fully developed multi-family apartment complex. No grading and/clearing will be performed during the rehabilitation of the existing building.

None of the listed protected animals or plants was observed to be located on the subject property on the day of the site visit. It is our opinion that no species will be impacted by the proposed development.

## 4.0 REGULATORY INFORMATION

### 4.1 Data Review

#### 4.1.1 Standard Environmental Record Sources

##### 4.1.1.1 Sites listed in Section 8.2.1 of ASTM E 1527-05 and in Exhibit B1.

**HAZCLEAN** conducted a regulatory review of agency lists containing existing or potential National Priority List (NPL), Proposed National Priority List (Proposed NPL), Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), CERCLIS No Further Remedial Action Planned (CERCLIS-NFRAP), Corrective Action Report (CORRACTS), Resource Conservation and Recovery Information System (RCRIS), Transport Store and Disposal Facility (TSDF) and RCRIS Generator sites (both large quantity and small quantity generators), and Emergency Response Notification System (ERNS) sites within minimum ASTM search distances, as well as Federal ASTM Supplemental Records. These included Consent, Record of Decision (ROD), Delisted NPL, Facility Index System/Facility Identification Initiative Program Summary Report (FINDS), Hazardous Materials Information Reporting System (HMIRS), Material Licensing Tracking System (MLTS), Mines Master Index File (MINES), NPL Liens, PCB Activity Database System (PADS), Resource Conservation Recovery Act (RCRA), RCRA Administrative Action Tracking System (RAATS), Toxic Chemical Release

Inventory System (TRIS), Toxic Substances Control Act (TSCA), and Federal Toxic Tracking System (FTTS).

In addition, State Hazardous Waste Site (SHWS), Solid Waste Facilities (SWF/LF), Underground Storage Tanks (UST) and Leaking Underground Storage Tank (LUST) facilities within minimum ASTM search distances were also inventoried, as well as State ASTM Supplemental Records. These supplemental records included Georgia Spills, Georgia Hazardous Site Inventory (HSI) and Georgia Non-hazardous Site Inventory (NON-HSI). TRI and FINDS databases were also reduced to ¼ mile radius from the subject property.

Based upon the review of these records, EDR found the following listed sites within the minimum search distances from the subject property:

NPL:

(National Priority List): A listing of Superfund sites that are known hazardous waste sites.

No Sites Listed;

CERCLIS:

(Comprehensive Environmental Response, Compensation, and Liability Information System): A listing of suspected, alleged, or actual environmentally impaired locations.

No Sites Listed;

CERCLIS-NFRAP:

(CERCLIS No Further Action Planned): A listing of facilities, which have been removed from CERCLIS.

No Sites Listed;

CORRACTS:

(Corrective Action Report): A listing of hazardous waste handling facilities with RCRA corrective action activity.

No Sites Listed;

RCRIS:

(Resource Conservation and Recovery Information System): A listings of facilities, which generate, transport, treat, or store hazardous waste.

No Sites Listed;

ERNS:

(Emergency Response Notification System): A listing of reported releases of oil and hazardous substances.

No Sites Listed;

SHWS:

(Georgia Hazardous Waste Site): A listing of facilities of known or suspected uncontrolled or abandoned hazardous waste sites.

No Sites Listed;

SWF:

(Georgia Solid Waste Facilities): A listing of permitted municipal solid waste landfills.

No Sites Listed;

UST:

(Underground Storage Tank Sites): A listing of USTs registered with the Georgia Department of Natural Resources' UST Division.

Peachtree City Shell is located at 307 Highway 74 North to the east of the subject property. The station is not listed on the EDR Radius Report. **HAZCLEAN** contacted the Georgia EPD to gather information about the UST site. According to Mr. William Logan, with the GA EPD, the Shell station is an active site with four (4) fiberglass USTs in the ground. The USTs were installed 13 years ago. No leaks have been reported and the site is in current compliance. The station is currently owned by J&L Petroleum Marketing, Inc.

The probability of negative environmental impact from this location to the subject site is extremely low.

LUST:

(Leaking Underground Storage Tanks List): A listing of known leaking USTs registered with the Georgia Department of Natural Resources, UST Division.

No Sites Listed;

ASTM Supplemental Records:

HSI:

(Hazardous Site Inventory List): A listing of properties that have reported contamination of soil or groundwater under the Georgia Hazardous Site Response Act (HSRA).

No Sites Listed;

Non-HSI:

(Hazardous Site Inventory List): A listing of properties that have reported contamination of soil or groundwater under the Georgia Hazardous Site Response Act (HSRA). These sites were not placed on the Georgia Priority List because their hazard evaluation scores did not exceed the threshold levels established for sites posing an imminent threat to health or the environment.

4.1.1.2 Orphan/Unmappable Sites

No orphan sites were determined to be within minimum search distances for the applicable record relative to the subject property. The orphan sites were eliminated due to addresses and/or location.

4.1.2 Additional Environmental Record Sources

4.1.2.1 Local Brownfield Lists

No local listing of Brownfield sites was found.

#### 4.1.2.2 Local Lists of Landfill/Solid Waste Disposal Sites

Several landfill/solid waste disposal sites were found on the orphan list in the regulatory search. None of the sites are near the subject property.

#### 4.1.2.3 Local Lists of Hazardous Waste/Contaminated Sites

No local lists of hazardous waste/contaminated sites were found.

#### 4.1.2.4 Local List of Registered Storage Tanks

No local lists of registered storage tanks were found.

#### 4.1.2.5 Local Land Records (for Activity and Use Limitations)

The property record cards from the Fayette County Courthouse and the Environmental Lien Search from EDR were reviewed for the subject property. No Activity and Use Limitations (AULs) were identified for the subject property. A lien search was performed by EDR. No AULs were found during the review of the deeds for the subject property. The lien search records are included in Appendix D, 2.

#### 4.1.2.6 Records of Emergency Release Reports

No Records of Emergency Releases were identified on or near the subject property.

#### 4.1.2.7 Records of Contaminated Public Wells

A search of contaminated public wells was made by contacting the City of Peachtree City Utilities Department. According to the utilities department, there were no records of contaminated public wells in the area of the subject

property. The City of Peachtree City obtains its water from surface sources.

#### 4.1.2.8 Planning Department Records

The subject property was not identified in any planning department records. According to the Planning and Zoning Department, the subject is zoned multi-family development. It is currently developed as a multi-family apartment complex.

#### 4.1.2.9 Local/Regional Pollutions Control Agency Records

The subject property was not identified on any local/regional agency records.

#### 4.1.2.10 Local/Regional Water Quality Agency Records

A 2010 Consumer Confidence Report (CCR) is included in Appendix C. The 2010 CCR shows the City's water quality meets the EPA's quality standards.

#### 4.1.2.11 Local Electric Utility (for records related to PCBs)

Electricity to the area of the subject property is provided by Georgia Power.

#### 4.1.2.12 Other

#### Drycleaners

One site was identified within the search radius for a listed drycleaners operation. Custom Cleaners was listed as being located 0.162 miles to the northwest. No records of release or contamination were identified.

The probability of negative environmental impact from this location to the subject site is extremely low.

## 4.2 Agency Contacts/Records

### 4.2.1 Local Fire Department Official

**HAZCLEAN** contacted the City of Peachtree City Fire Department regarding any responses to the subject property. According to David Williamson, no responses were identified in at least the last five (5) to seven (7) years.

### 4.2.2 State, Local, or Regional Health or Environmental Agency

**HAZCLEAN** contacted the Peachtree City Department regarding any responses to the subject property. According to Mr. Richard Fehr, inspector with the department, no responses were identified.

### 4.2.3 Local Building Permit Agency Official

**HAZCLEAN** contacted the City of Peachtree City Building Department regarding any records for the subject property. According to Ms. Cimmon Mack, staff assistant with the department, no records were identified for the subject site.

### 4.2.4 Local Groundwater Use Permit Agency Official

The City of Peachtree City Water Department was contacted about any permits for water wells on the subject property. None were identified.

## 4.3 Interviews

### 4.3.1 Current Key Site Manager, Occupants, or Owners of the Property

Mr. Greg Williams, with the current property owner was interview as a representative of the owners of the property. According to Mr. Williams, the existing apartments were constructed in 1984. Prior to the construction of the existing apartments the subject site was undeveloped.

### 4.3.2 Current Owners or Occupants of Neighboring Properties

No owner or occupants of neighboring properties were interviewed as part of this Phase I ESA.

#### 4.3.3 Past Owners, Occupants, or Operators of the Property

According to Mr. Williams, the subject property has contained the existing apartments for at least 27 years.

#### 4.3.4 User(s)

##### 4.3.4.1 Title Records

A title binder was provided for the subject property. **HAZCLEAN** reviewed the title binder for previous owners, environmental liens and easements.

It is our opinion that there will be no effects to the proposed development by previous ownership. The title binder documentation is provided in Appendix D.

##### 4.3.4.2 Environmental Liens

An Environmental Lien Search was performed and provided by EDR. A review of the document did not reveal any environmental liens for the subject property. The Environmental Lien Search documentation is provided in Appendix D.

##### 4.3.4.3 Specialized Knowledge of the User

The user of the report, Peachtree Housing, Ltd did not have any specialized knowledge with respect to environmental liens or easements associated with the subject property.

#### 4.3.4.4 Commonly Known/Reasonably Ascertainable information

The User of this report did not share any commonly known or reasonably ascertainable information with the environmental professional.

#### 4.3.4.5 Reason for Performing the Phase I

Peachtree Housing, Ltd indicated to **HAZCLEAN** the purpose for conducting the Phase I ESA was to facilitate an innocent landowner defense with regard to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and to meet the requirements of the Georgia DCA.

#### 4.3.4.6 Relationship of Purchase Prices to Fair Market Value (if property being purchased)

According to Peachtree Housing, Ltd, the project is for a re-finance to rehab the existing apartment complex.

##### 4.3.4.6.1 Purchase Price

According to Peachtree Housing, Ltd, the project is for a re-finance to rehab the existing apartment complex.

##### 4.3.4.6.2 Differential Between Purchase and Market Value

According to Peachtree Housing, Ltd, the project is for a re-finance to rehab the existing apartment complex.

4.3.4.6.3 Reasons For Any Differential  
***NOT APPLICABLE AT THIS TIME***

## 5.0 SITE INFORMATION AND USE

### 5.1 Site Reconnaissance Methodology and Limiting Conditions

Phillip E. Dalton with **HAZCLEAN** performed a site visit on May 26, 2011. No limiting conditions impaired the site visit.

### 5.2 General Site Setting

On the day of the site reconnaissance, the subject property consisted of an approximate 5.5 acres parcel of developed, multi-family land. The subject property is located on Wisdom Road in Peachtree City, Fayette County, Georgia.

### 5.3 Assessment of Commonly Known/Reasonably Ascertainable Information

The User of this report did not share any commonly known or reasonably ascertainable information with the environmental professional.

### 5.4 Current Site Use

The subject property currently consists of a 5.5 acre parcel of a developed, multi-family apartment complex located on Wisdom Road in Peachtree City, Fayette County, Georgia. The subject property is situated in Tyrone, Georgia Quadrangle (Appendix A).

#### 5.4.1 Storage Tanks

On the day of the site reconnaissance, no evidence of underground storage tanks or aboveground storage tanks were observed on the subject property.

The subject site was not identified on the State UST/AST database or the EDR ASTM Radius Report (Appendix F).

#### 5.4.2 Hazardous and Petroleum Containers/Drums

On the day of the site reconnaissance, no hazardous substances were observed to be located on the subject property.

#### 5.4.3 Heating and Cooling

On the day of the site reconnaissance, it appeared that the apartment complex is heated and cooled with electricity

#### 5.4.4 Solid Waste

On the day of the site reconnaissance, household-type trash and debris is placed into onsite dumpsters and carried off site for disposal by a contracted sanitation service.

#### 5.4.5 Sewage Disposal/Septic Tanks

No indications of septic tanks were observed to be located on the subject property on the day of the site visit. The City of Peachtree City Water and Sewer Authority provides sewer services to the area of the subject property.

#### 5.4.6 Hydraulic Equipment

On the day of the site reconnaissance, no hydraulic equipment was observed to be located on the subject property.

#### 5.4.7 Contracted Maintenance Services

Maintenance services are handled by onsite maintenance personnel. Major maintenance repairs are contracted to outside sources.

#### 5.4.8 Electrical Transformers/PCBs

On the day of the site reconnaissance, several small pad mounted electrical transformers were observed to be located on the subject site. These pad-mounted electrical transformers appeared to be in

good condition with no visible staining or corrosion. These transformers are the property of Georgia Power.

#### 5.4.9 Water Supply and Wells

On the day of the site reconnaissance, no wells were observed to be located on the subject property.

#### 5.4.10 Drains and Sumps

On the day of the site reconnaissance, no sumps or drains were noted to be located on the subject property.

#### 5.4.11 Pits, Ponds, Lagoons

On the day of the site reconnaissance, no pits, ponds, or lagoons were observed on the subject property.

#### 5.4.12 Stressed Vegetation

On the day of the site visit, no areas of stressed vegetation were observed.

#### 5.4.13 Stained Soil or Pavement

On the day of the site reconnaissance, no stained soil or pavement were observed to be located on the subject property.

#### 5.4.14 Odors

On the day of the site reconnaissance, no odors were detected by the environmental professional on the subject property.

#### 5.4.15 Utilities/Roadway Easements

The Title Binder for the property was reviewed. Utility easements for sewer and storm water were identified.

#### 5.4.16 Chemical Use

Based on historical photographs and interviews with Mr. Williams, it doesn't appear that chemicals are used at the subject site.

#### 5.4.17 Water Leaks/Mold/Fungi/Microbial Growth

On the day of the site visit, no unit was identified with water leaks, mold, fungi or microbial growth.

#### 5.4.18 Asbestos

The buildings on the subject site were constructed in 1984. Therefore, an asbestos survey was on performed. Due to the date of construction, asbestos containing materials (ACM) are not expected to be found.

#### 5.4.19 Lead-Based Paint

The buildings on the subject site were constructed in 1984. Therefore, a lead-based paint survey was on performed. Due to the date of construction, lead-based paint is not expected to be found.

#### 5.4.20 Lead in Drinking Water

A copy of the City of Peachtree City Consumer Confidence Report (CCR) has been is included in the appendices. According to the CCR, lead was not identified in a sample in 2010 above the action level of 15 parts per million (ppm). Lead in drinking water is reported to be from corrosion of household plumbing systems and natural deposits.

#### 5.4.21 Radon

Radon testing was not included in the scope of this Phase I ESA. The generally acceptable level established by the Environmental Protection Agency (EPA) in 1986 is 4.0 pCi/L indoor radon.

Statewide testing has indicated that approximately one home in four will have radon concentrations greater than 4.0 pCi/L.

According to the EDR Radius Map Report (Appendix F), seven (7) tests for radon has been conducted in single-family residences in Zip Code 30269. According to the survey, the subject property is located in EPA Radon Zone one. The average indoor radon concentrations were 1.2 pCi/L.

#### 5.4.22 Noise

The subject property is located within 1,000 feet of a major highway with a AADT greater than 10,000 vehicles per day (Joel Cowan Parkway). The subject property is located within 3,000 feet of a CSX railway Line and and is located approximately 3.3 miles of a civil airport (Atlanta Regional Airport). Noise was calculated using the HUD Noise Site DNL Calculator. The current total noise was calculated to be 67.5 dB.

A noise attenuation plan is provided in Appendix J to reduce interior noise levels to acceptable levels.

#### 5.4.23 Vapor Encroachment Screening

**HAZCLEAN** performed a “Tier I” (non-intrusive) Vapor Encroachment Screen (VES) at the subject site in accordance with the methodology set forth in the ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (ASTM Designation E2600-10 “Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions”). The purpose of the Tier I VES is to conduct an initial screen to identify, to the extent feasible, the potential vapor encroachment condition (VEC) in connection with the subject

site with respect to chemicals of concern that may migrate as vapors into existing or planned structures on a property due to contaminated soil and groundwater on the property or within close proximity to the subject site.

#### 5.4.24 Other Site Reconnaissance Issues

No other site reconnaissance issues were identified.

### 5.5 Past Site Use

#### 5.5.1 Recorded Land Title Records

A Title Binder was provided for the subject property. Based in the information from the title binder, it appears that the property has been residentially developed in the past.

#### 5.5.2 Environmental Liens

An Environmental Lien Search was ordered and provided by EDR for this Phase I ESA (Appendix D). No environmental liens were found.

#### 5.5.3 Activity and Use Limitations

A review of the Lien Search did not reveal any Activity and Use Limitations (AUL's) associated with the subject property.

#### 5.5.4 Aerial Photographs and Topographic Maps

Aerial photographs were available for the years 1942, 1949, 1958, 1965, 1971, 1988, 1993, 2005, and 2006. The subject property is shown as cleared land in from 1942 to 1971. The existing apartment complex is shown in the 1988 through 2006 aerials photographs.

Historical Topographic Maps were available for the years 1965 and 1982 historical topographic maps show the subject property as undeveloped.

#### 5.5.5 Sanborn Fire Insurance Maps

No Sanborn Fire Insurance Maps were available for review.

#### 5.2.6 City Directories

A City directory search for the subject property was provided by EDR. The subject property was identified in the city directory searches. The City Directory Abstract is provided in Appendix W.

#### 5.5.7 Previous Environmental Studies

To the knowledge of the User and current property owner, no previous environmental site assessments have been performed on this parcel of undeveloped land.

#### 5.5.8 Other

### 5.6 Current Surrounding Land Use

On the day of the site reconnaissance, the following surrounding properties were observed:

#### 5.6.1 North

Single-family residentially developed property.

#### 5.6.2 East

Single-family residentially developed property.

#### 5.6.3 South

Commercially developed businesses.

5.6.4 West  
Commercially developed properties.

5.7 Past Surrounding Land Use

5.7.1 North  
Undeveloped land.

5.7.2 East  
Undeveloped land.

5.7.3 South  
Undeveloped land.

5.7.4 West  
Undeveloped land.

5.8 Historic Preservation

The city of Peachtree City has no historical districts. The area of the subject property was developed in the 1970's. There is no building in the immediate area of the subject site 50-years old or older.

## **6.0 DATA GAPS**

### **6.1 Identification of Data Gaps**

No significant Data Gaps were identified.

### **6.2 Sources of Information Consulted to Address Data Gaps**

### **6.3 Significance of Data Gaps**

## **7.0 ENVIRONMENTAL CONCERNS**

### **7.1 On-Site**

- Noise levels from South Lee Street were calculated to be 67.5 dB. Noise reducing construction techniques will have to be used to reduce interior noise to 45 dB or below.

### **7.2 Off-site**

- No environmental concerns were identified off-site.

## 8.0 CONCLUSIONS AND RECOMMENDATIONS

### 8.1 On-Site

- **HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.** recommends that noise reducing construction techniques should be used in the rehabilitation of the existing complex. These noise reducing constructing techniques will need to bring the interior noise level to 45 db or below.

### 8.2 Off-Site

- No off-site environmental concerns were identified during the preparation of this report. Therefore, **HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC** makes no recommendations at this time.

## **9.0 DATA REFERENCES**

### **Publications**

- EDR Radius Map with GeoCheck
- EDR Aerial Photo Decade Package
- EDR Historical Topographic Map Report
- EDR Sanborn Map Report
- EDR City Directory Search
- EDR Environmental Lien Search Report
- EDR Vapor Encroachment Screening Report

### **Organizations**

- Morrow Realty
- Peachtree Housing, Ltd
- City of Peachtree City Fire Department
- Peachtree City Health Department
- Peachtree City Building Department
- Atlanta Regional Airport
- Georgia Environmental Protection Division

### **Internet**

- U.S. Fish and Wildlife Service Wetlands Mapper
- U.S. Housing and Urban Development Website
- Georgia Department of Natural Resources
- City of Peachtree City
- Fayette County GIS
- Georgia STARS Database
- Georgia Radon Map
- Georgia National Heritage Website
- Georgia EPD Website

## **10.0 VALUATION REDUCATION**

### **10.1 Purchase Price**

This project is for the rehabilitation of an existing multi-family developed property.

### **10.2 Interview of Broker Regarding Market Value**

This project is for the rehabilitation of an existing multi-family developed property.

### **10.3 Differential between Purchase Price and Market Value**

This project is for the rehabilitation of an existing multi-family developed property.

### **10.4 Environmental Reasons For Any Differential**

This project is for the rehabilitation of an existing multi-family developed property.

## **APPENDIX A**

### **FIGURES AND MAPS**

1. USFS National Wetlands Inventory Map
2. FEMA Map
3. Site Map
4. USGS Topographic Map



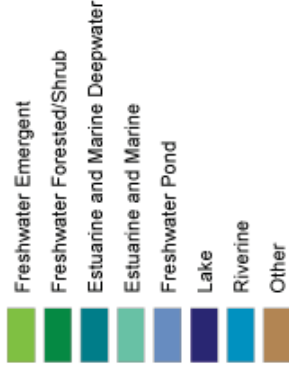
# U.S. Fish and Wildlife Service National Wetlands Inventory

Woodsmill  
Apartments

Jun 20, 2011



## Wetlands



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

FIGURE 1

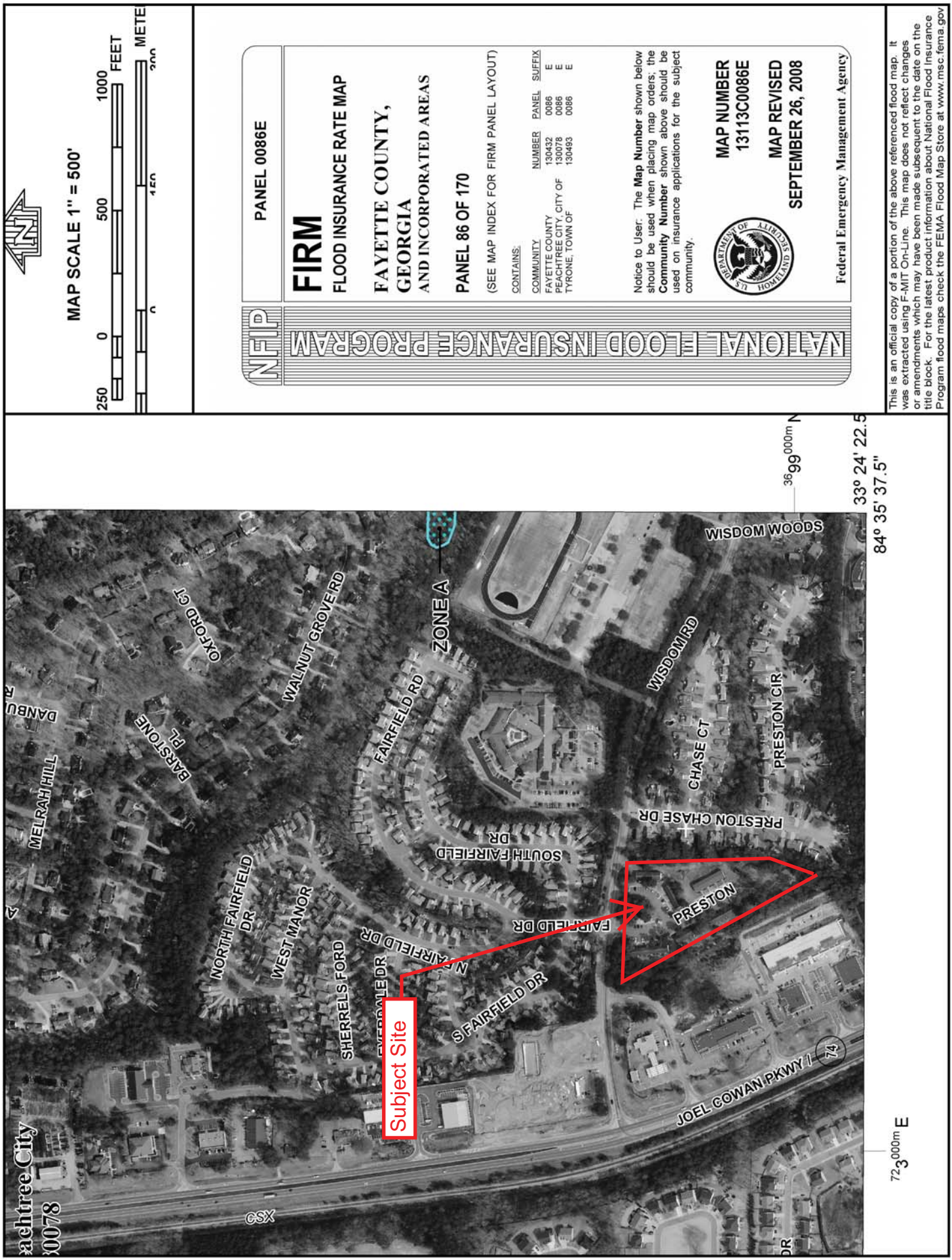
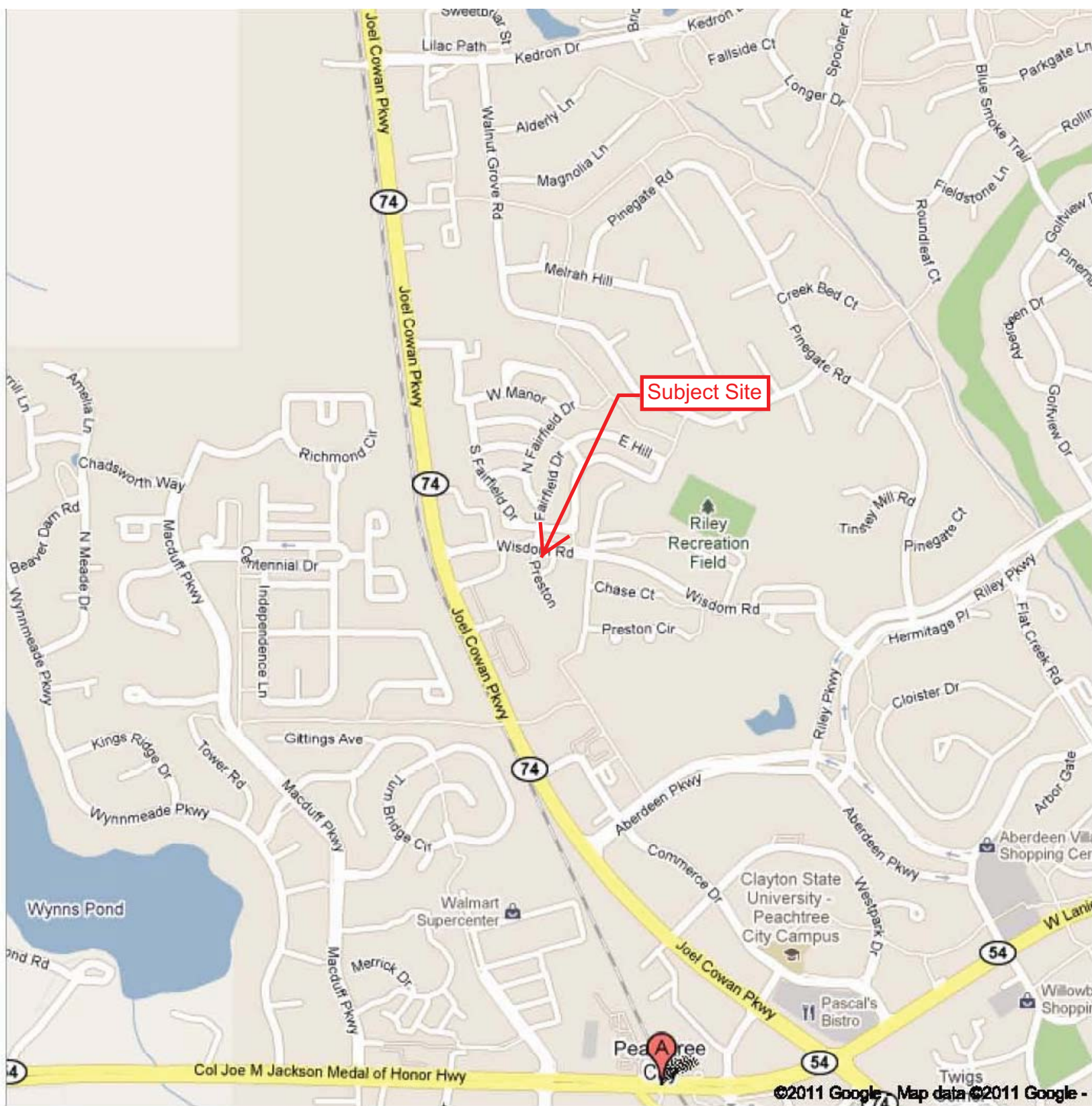
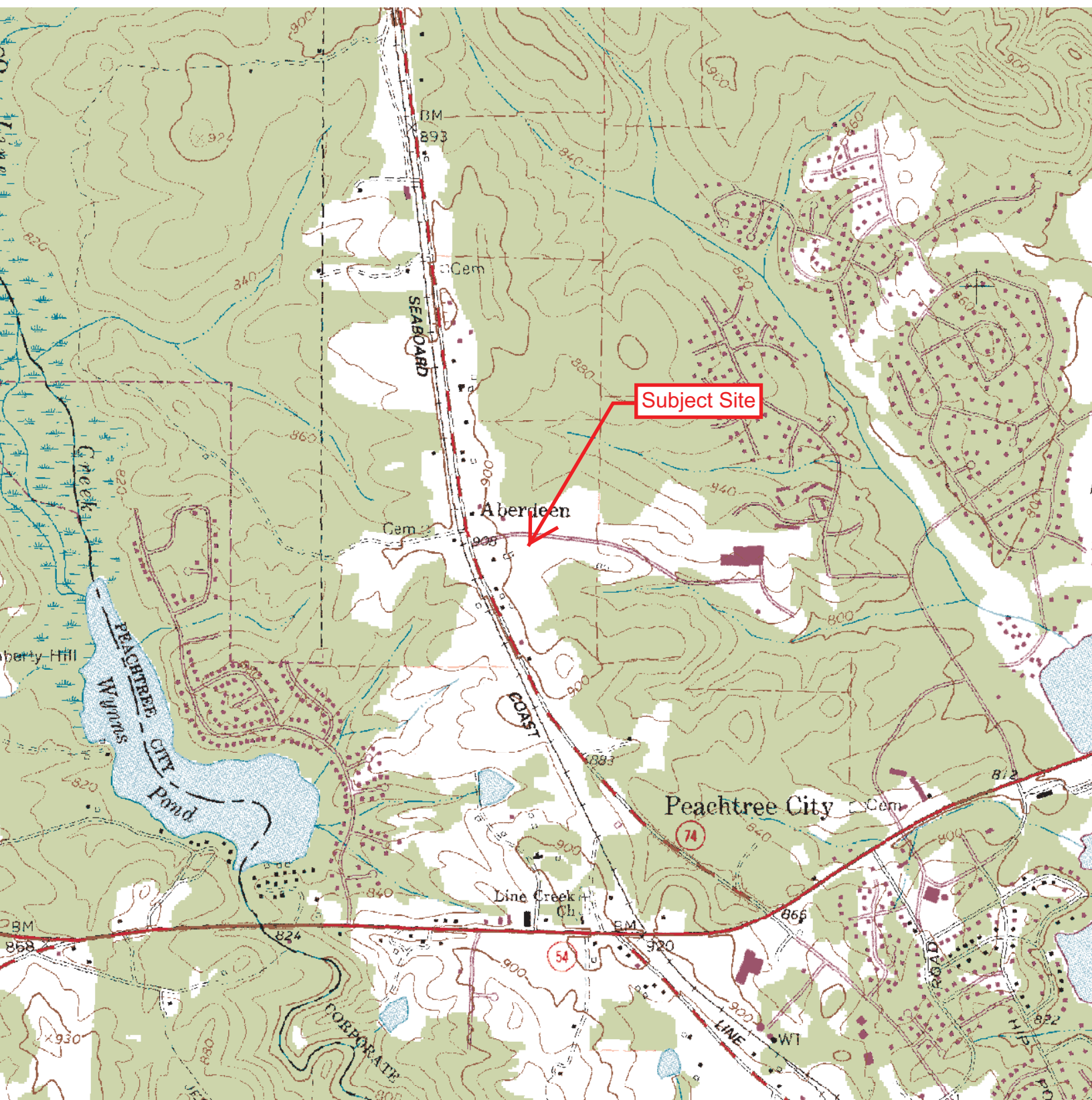


Figure 2



Woodsmill Apartments  
Peachtree City, Georgia

FIGURE 3



Woodsmill Apartments  
Peachtree City, Georgia

Figure 4

**APPENDIX B**  
**PHOTOGRAPHS**

# WOODSMILL APARTMENTS PHOTOGRAPHIC LOG

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Photograph 1: Subject site.



Photograph 2: Subject site.



Photograph 3: Subject site.



Photograph 4: Subject site.



Photograph 5: Wisdom Road and single-family residentially developed property to the north.



Photograph 6: Wisdom Road and single-family residentially developed property to the north.

## WOODSMILL APARTMENTS PHOTOGRAPHIC LOG

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Photograph 7: Single-family residentially developed property to the south.



Photograph 8: Wooded buffer and single-family residentially developed property to the east.



Photograph 9: Single-family residentially developed property to the east.



Photograph 10: Wooded buffer and commercially developed property to the west.



Photograph 11: Pad-mounted electrical transformer.



Photograph 12: Garbage dumpster.

## **APPENDIX C**

### **HISTORICAL RESEARCH DOCUMENTATION**

1. Historic Aerial Maps
2. Fire Insurance Maps
3. Historical Topographical Maps



**Woodsmill Apartments**

102 Wisdom Road

Peachtree City, GA 30269

Inquiry Number: 3079482.14

June 03, 2011

## The EDR Aerial Photo Decade Package

# EDR Aerial Photo Decade Package

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**Date EDR Searched Historical Sources:**

Aerial Photography June 03, 2011

**Target Property:**

102 Wisdom Road

Peachtree City, GA 30269

<u><i>Year</i></u>	<u><i>Scale</i></u>	<u><i>Details</i></u>	<u><i>Source</i></u>
1942	Aerial Photograph. Scale: 1"=476'	Flight Year: 1942	AAA
1949	Aerial Photograph. Scale: 1"=476'	Flight Year: 1949	PMA
1958	Aerial Photograph. Scale: 1"=476'	Flight Year: 1958	CSS
1965	Aerial Photograph. Scale: 1"=476'	Flight Year: 1965	ASCS
1971	Aerial Photograph. Scale: 1"=476'	Flight Year: 1971	ASCS
1988	Aerial Photograph. Scale: 1"=950'	Flight Year: 1988	USGS
1993	Aerial Photograph. Scale: 1"=950'	Flight Year: 1993 Best Copy Available from original source	NAPP
2005	Aerial Photograph. Scale: 1"=604'	Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=604'	Flight Year: 2006	EDR



Subject Site



INQUIRY #: 3079482.14

YEAR: 1942

| = 476'

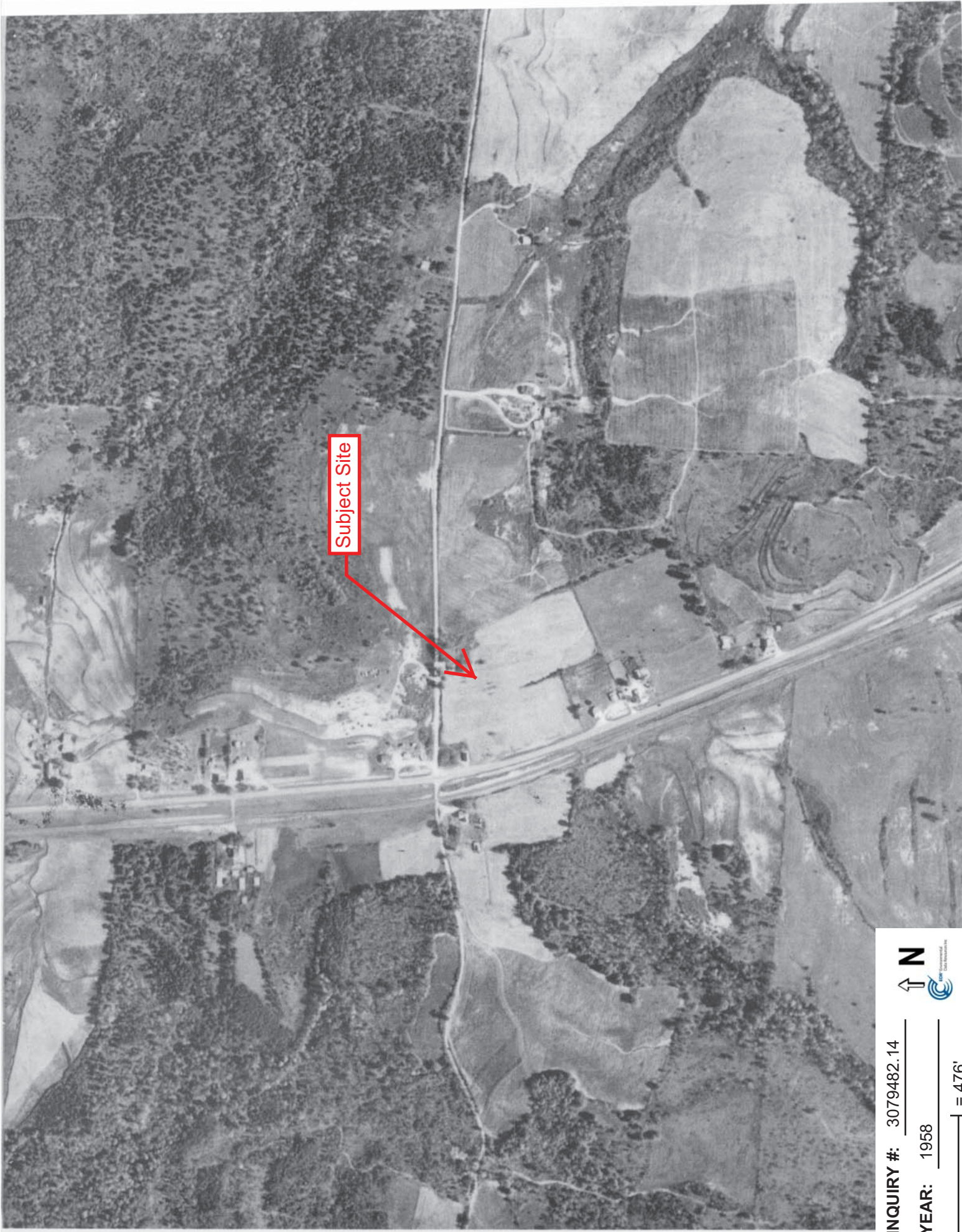


INQUIRY #: 3079482.14

YEAR: 1949

| = 476'





INQUIRY #: 3079482.14

YEAR: 1958

| = 476'





Subject Site

INQUIRY #:

3079482.14

YEAR:

1965

= 476'

N

↑

NOAA

National Oceanic and Atmospheric Administration



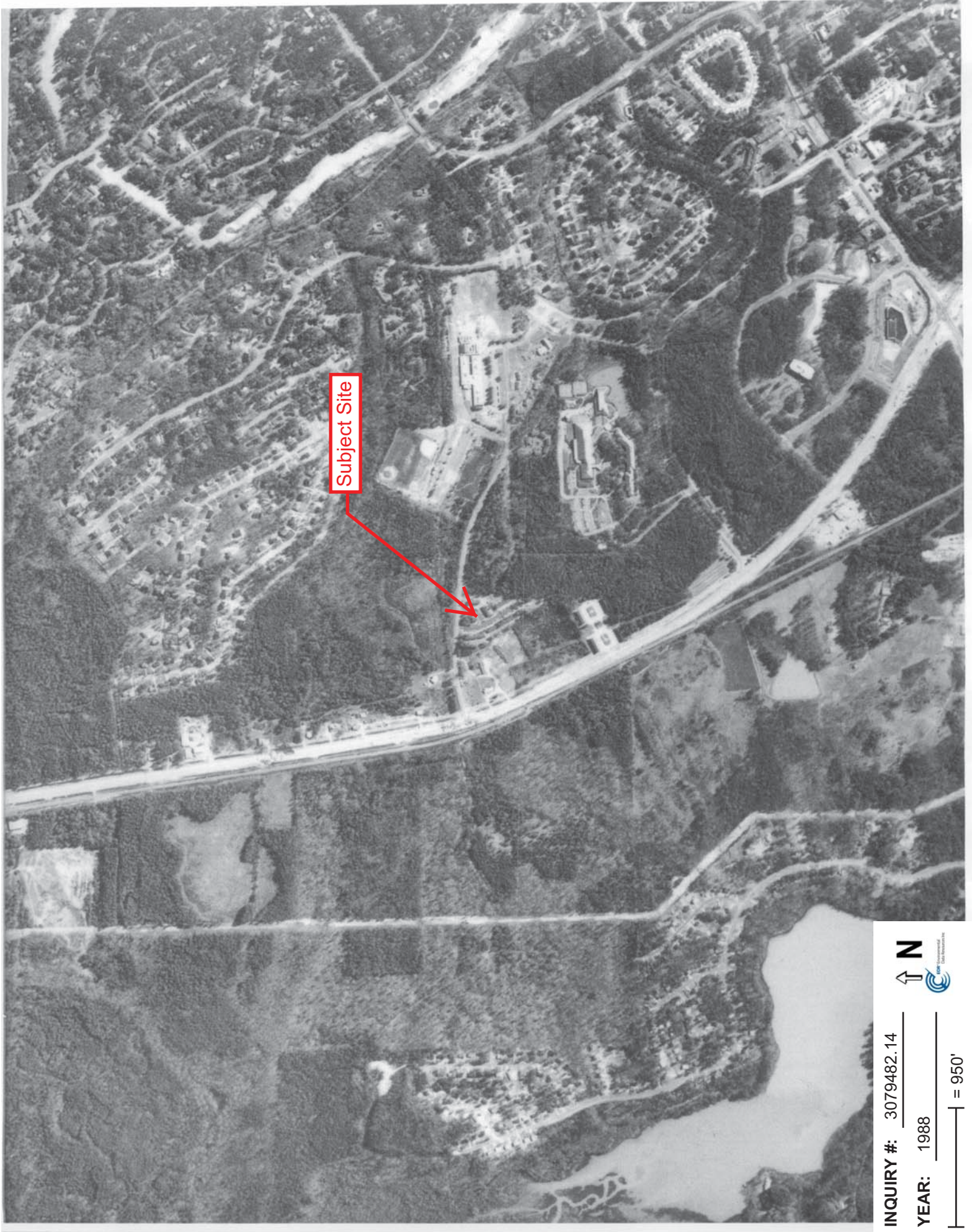
Subject Site

INQUIRY #: 3079482.14

YEAR: 1971

| = 476'





Subject Site



INQUIRY #: 3079482.14  
YEAR: 1988  
| = 950'

6588-145

Subject Site

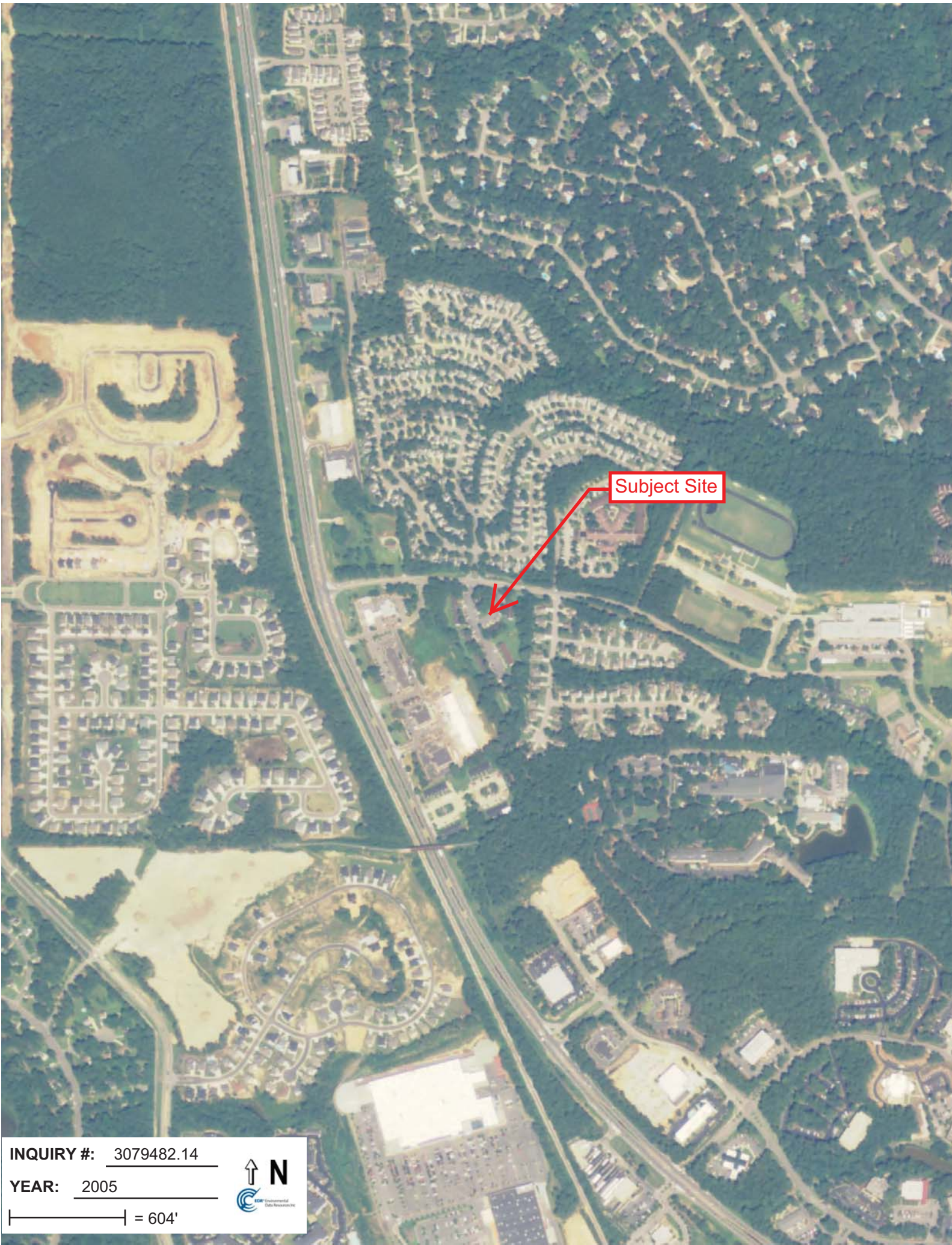


INQUIRY #: 3079482.14

YEAR: 1993

| = 950'





Subject Site

INQUIRY #: 3079482.14

YEAR: 2005

| = 604'





Subject Site

INQUIRY #: 3079482.14

YEAR: 2006

| = 604'





**Woodsmill Apartments**

102 Wisdom Road

Peachtree City, GA 30269

Inquiry Number: 3079482.12

May 27, 2011

## Certified Sanborn® Map Report

## Certified Sanborn® Map Report

5/27/11

**Site Name:**

Woodsmill Apartments  
102 Wisdom Road  
Peachtree City, GA 30269

**Client Name:**

Env. Compliance &  
6435 Freeda Drive  
Pinson, AL 35126

EDR Inquiry # 3079482.12

Contact: Randy Flesher



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### Certified Sanborn Results:

**Site Name:** Woodsmill Apartments  
**Address:** 102 Wisdom Road  
**City, State, Zip:** Peachtree City, GA 30269  
**Cross Street:**  
**P.O. #** Morrow - Woodsmill  
**Project:** Morrow - Woodsmill  
**Certification #** 7074-4D3A-B4CF



Sanborn® Library search results  
Certification # 7074-4D3A-B4CF

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- ☒ Library of Congress
- ☒ University Publications of America
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**Woodsmill Apartments**

102 Wisdom Road

Peachtree City, GA 30269

Inquiry Number: 3079482.13

May 27, 2011

## EDR Historical Topographic Map Report

# EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

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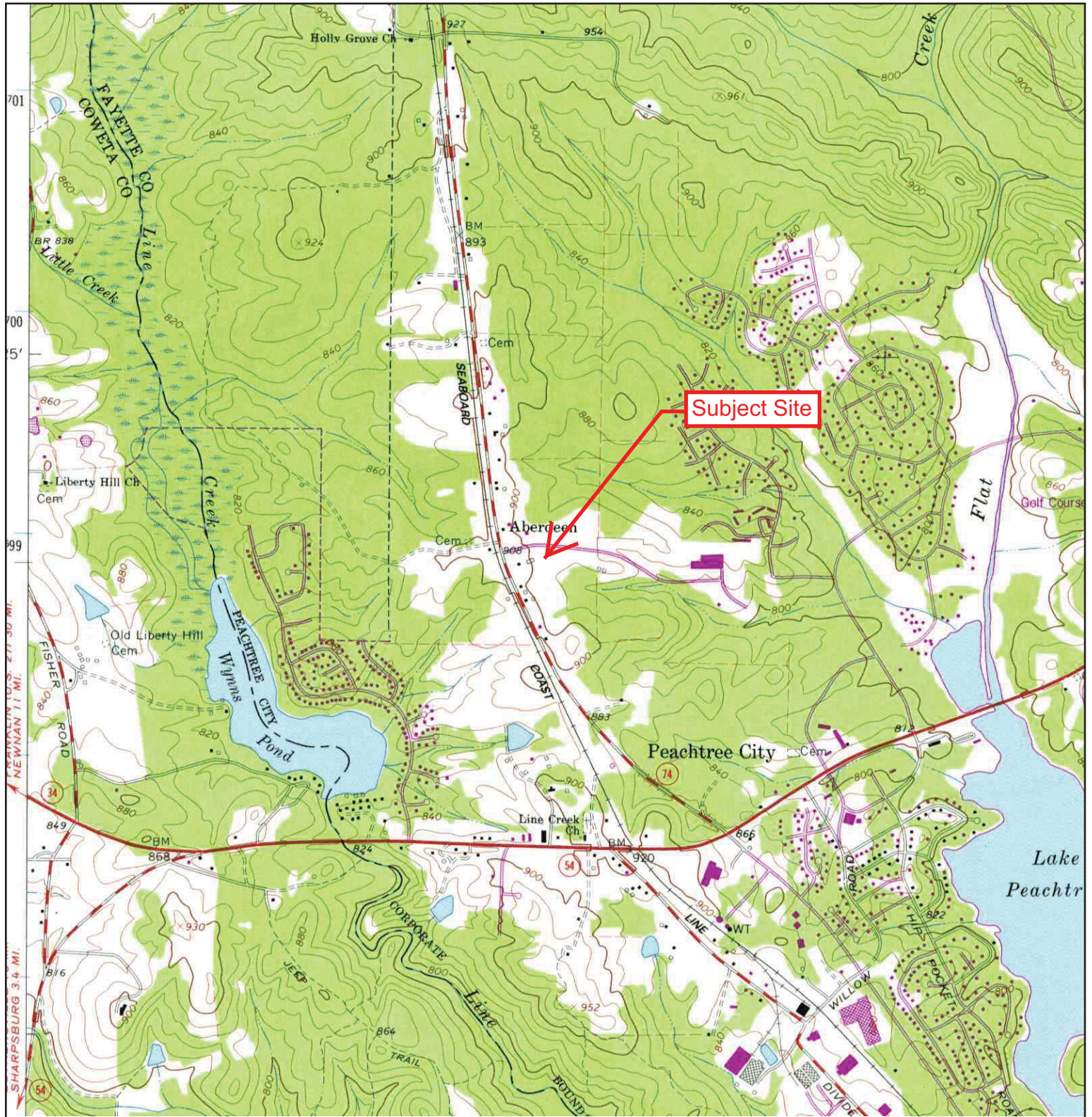
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# Historical Topographic Map



	TARGET QUAD NAME: TYRONE MAP YEAR: 1965	SITE NAME: Woodsmill Apartments ADDRESS: 102 Wisdom Road Peachtree City, GA 30269 LAT/LONG: 33.4084 / -84.5991	CLIENT: Env. Compliance & Maintenance CONTACT: Randy Flesher INQUIRY#: 3079482.13 RESEARCH DATE: 05/27/2011
	SERIES: 7.5 SCALE: 1:24000		

# Historical Topographic Map



<p>N ↑</p>	<p><b>TARGET QUAD</b>  <b>NAME:</b> TYRONE  <b>MAP YEAR:</b> 1982  <b>PHOTOREVISED:</b> 1965  <b>SERIES:</b> 7.5  <b>SCALE:</b> 1:24000</p>	<p><b>SITE NAME:</b> Woodsmill Apartments  <b>ADDRESS:</b> 102 Wisdom Road  Peachtree City, GA 30269  <b>LAT/LONG:</b> 33.4084 / -84.5991</p>	<p><b>CLIENT:</b> Env. Compliance &amp; Maintenance  <b>CONTACT:</b> Randy Flesher  <b>INQUIRY#:</b> 3079482.13  <b>RESEARCH DATE:</b> 05/27/2011</p>
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## **APPENIDX D**

### **DOCUMENTATION FORM TITLE COMPANY/TITLE PROFESSIONAL**

1. Recorded land title records
2. Records of environmental liens and activity and use limitations
3. Legal description

ALTA Commitment Form

COMMITMENT FOR TITLE INSURANCE  
Issued by



NTS#11090264  
Woods Mill  
Owner

STEWART TITLE GUARANTY COMPANY, a Texas Corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

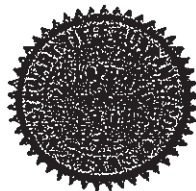
The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

A handwritten signature in dark ink, appearing to read "Stuart Morris Jr.", written over a horizontal line.  
Chairman of the Board

The logo for Stewart Title Guaranty Company, featuring the word "stewart" in a bold, lowercase sans-serif font, with "title guaranty company" in a smaller, lowercase sans-serif font below it. A small square icon is to the left of the word "stewart".



A handwritten signature in dark ink, appearing to read "Mahmud S. Morris", written over a horizontal line.  
President

Countersigned:

A handwritten signature in dark ink, appearing to read "J. C. Kelly", written over a horizontal line.  
Authorized Countersignature

Specialized Title Services, Inc.  
6133 Peachtree Dunwoody Rd., NE  
Atlanta, Georgia 30328

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at < <http://www.alta.org/>>.*



All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.

**STEWART TITLE GUARANTY COMPANY  
ALTA COMMITMENT  
SCHEDULE A**

**Commitment No. 1087.0883(B)(O)  
NTS No. 11090264**

**PREPARED FOR:**

**STEWART NATIONAL TITLE SERVICES  
ATTN: Ms. Regina Yoho**

**INQUIRIES SHOULD  
BE DIRECTED TO:**

**SPECIALIZED TITLE SERVICES, INC.  
ATTN: George C. Calloway, Esq.  
gcalloway@specializedtitle.com  
6133 Peachtree Dunwoody Road, NE  
Atlanta, Georgia 30328  
T(770) 394-7000; F(770) 698-2028**

1. Effective Date: May 22, 2011 at 5:00 p.m.

2. Policy or Policies to be issued:

ALTA Owner's Policy with Georgia modifications (6/17/06)

Policy Amount: \$To be determined

Proposed Insured: To be determined

3. The estate or interest in the land described or referred to in this Commitment is:

Fee Simple

4. Title to the insured estate or interest in the land is at the Effective Date hereof vested in:

Peachtree Housing, Ltd.

5. The land referred to in this Commitment is described as follows:

All that certain tract or parcel of land lying and being in Land Lot 158 of the 7th District, Fayette County, Georgia, and more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

**SPECIALIZED TITLE SERVICES, INC.**

By:   
AUTHORIZED SIGNATORY

NOTE: This Commitment consists of insert pages labeled in Schedule A, Schedule B-Section 1, and Schedule B-Section 2. This Commitment is of no force and effect unless all schedules are included, along with any Rider pages incorporated by reference in the insert pages.

**STEWART TITLE GUARANTY COMPANY  
ALTA COMMITMENT  
SCHEDULE B – SECTION 1**

**Commitment No. 1087.0883(B)(O)**

**NTS No. 11090264**

1. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record, to wit:

Warranty deed from Peachtree Housing, Ltd., to a party to be determined, conveying title to the subject property.

Said deed must be executed pursuant to authority contained in the certificate of limited partnership, and all amendments thereto, and the Company must be furnished a copy thereof certified by the secretary of state or the clerk of superior court where originally filed; this certified copy must be filed with the appropriate authority.

2. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
3. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
4. Satisfactory evidence should be had that improvements and/or repairs or alternations thereto are completed; that contractor, subcontractor, labor and materialmen are all paid.
5. The following must be furnished in form and substance satisfactory to the Company to delete or amend (in accordance with the facts established) the Standard Exceptions set forth on the inside cover of this Commitment:
  - (a) As to Standard Exception Number 2: Satisfactory proof in affidavit form establishing who is in possession of the subject property.
  - (b) As to Standard Exception Numbers 5 and 6: A current and accurate survey and surveyors inspection report covering the subject property.
  - (c) As to Standard Exception Number 3: Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractors, subcontractors, laborers and materialmen are paid in full.
  - (d) As to Standard Exception Number 4: Receipt of satisfactory proof of payment of all taxes, charges, assessments, levied and assessed against subject property, which are due and payable, together with an affidavit from the owner of the subject property as of the effective date of insured instrument, stating that all taxes, charges, assessments, levied and assessed against subject property which are due and payable have been paid, and that said owner has no knowledge of any pending assessments.
6. Unless this transaction involves only real estate containing one to four residential units as shown on a current plat of survey, the Company must be furnished with:
  - (a) satisfactory proof that the subject property is not "commercial real estate" as defined by O.C.G.A. § 44-14-601, or

**STEWART TITLE GUARANTY COMPANY  
ALTA COMMITMENT  
SCHEDULE B – SECTION 1 (CONTINUED)**

**Commitment No. 1087.0883(B)(O)  
NTS No. 11090264**

- (b) satisfactory proof in affidavit form from both the seller and the buyer (or the borrower if there is no sale involved) (i) that no broker's services have been engaged with regard to the management, sale, purchase, lease, option or other conveyance of any interest in the subject commercial real estate and (ii) that no notice of lien for any such services has been received. In the event that said affidavit contains any qualification with respect to such services, proof of payment in full for all such services, together with a lien waiver or estoppel letter from such identified broker, must be obtained.

Note: Where the possibility of a right to file a broker's lien is determined and no lien waiver nor estoppel letter is furnished to the Company, an exception as follows will be taken in the final policy:

"Any broker's lien, or right to a broker's lien, imposed by law."

7. Payment, satisfaction, and cancellation of record of Deed to Secure Debt for Georgia from Peachtree Housing, Ltd., by Hawkeye, Inc., to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, dated July 1, 1985, filed for record July 1, 1985 at 1:50 p.m., recorded in Deed Book 349, Page 83, Records of Fayette County, Georgia; as affected by Subordination Agreement between Peachtree City Housing, Ltd., and the United States of America, dated July 2, 2002, filed for record August 7, 2002 at 4:47 p.m., recorded in Deed Book 1919, Page 71, aforesaid Records.
8. Termination of record of UCC Financing Statement No. 056-1985-000715 having Peachtree Housing, Ltd., a limited partnership, as Debtor and the United States of America acting through Farmers Home Administration as Secured Party, filed for record July 1, 1985 at 4:30 p.m. in Fayette County, Georgia, and entered in the Central Indexing System of Georgia; as continued by UCC Financing Statement of Continuation No. 056-1985-000715 having Peachtree Housing, Ltd., a limited partnership, as Debtor and the United States of America acting through Farmers Home Administration as Secured Party, filed for record May 17, 1990 at 10:30 a.m. in Fayette County, Georgia, and entered in the Central Indexing System of Georgia; as further continued by UCC Financing Statement of Continuation No. 056-1995-000181 having Peachtree Housing, Ltd., as Debtor and Farmers Home Administration as Secured Party, filed for record February 20, 1995 at 10:00 a.m. in Fayette County, Georgia, and entered in the Central Indexing System of Georgia; as further continued by UCC Financing Statement of Continuation No. 056-2000-000210 having Peachtree Housing, Ltd., as Debtor and Farmers Home Administration as Secured Party, filed for record February 18, 2000 at 4:00 p.m. in Fayette County, Georgia, and entered in the Central Indexing System of Georgia; as further continued by UCC Financing Statement of Continuation No. 056-2005-000643 having Peachtree Housing, Ltd., as Debtor and USDA/Rural Development as Secured Party, filed for record May 20, 2005 at 12:36 p.m. in Fayette County, Georgia, and entered in the Central Indexing System of Georgia; as further continued by UCC Financing Statement of Continuation No. 056-2010-000698 having Peachtree Housing, Ltd., as Debtor and USDA/Rural Development as Secured Party, filed for record June 7, 2010 at 3:27 p.m. in Fayette County, Georgia, and entered in the Central Indexing System of Georgia.

**STEWART TITLE GUARANTY COMPANY  
ALTA COMMITMENT  
SCHEDULE B – SECTION 1 (CONTINUED)**

**Commitment No. 1087.0883(B)(O)  
NTS No. 11090264**

**AS A MATTER OF INFORMATION:**

2010 State and County real property ad valorem taxes for Map Reference No. 0734-034 were paid November 8, 2010 in the amount of \$14,342.12.

Note: City of Peachtree City property taxes are collected by the County and included in the above referenced amount.

**STEWART TITLE GUARANTY COMPANY  
ALTA COMMITMENT  
SCHEDULE B – SECTION 2**

**Commitment No. 1087.0883(B)(O)  
NTS No. 11090264**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

**Standard Exceptions**

2. Rights or claims of parties in possession not shown by the public records.
3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Taxes or special assessments which are not shown as existing liens by the public records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
6. Easements, or claims of easements, not shown by the public records.

**Special Exceptions**

7. All taxes for the year 2011 and subsequent years and any additional taxes due as a result of a reassessment or a rebilling of the subject property.
8. This policy of title insurance affords assurance as to the location of the boundary lines of the subject property, but does not insure the engineering calculations in computing the exact amount of acreage contained therein.
9. Riparian rights incident to the premises.
10. Sewer Easement Agreement by and between Peachtree Housing, Ltd., a Georgia limited partnership, and Georgia Utilities Company, a Georgia corporation, dated February 23, 1988, filed for record February 26, 1988 at 2:30 p.m., recorded in Deed Book 488, Page 729, aforesaid Records.
11. Storm Water Sewer Easement from Peachtree Housing, Ltd., an Alabama limited partnership, to Jamie A. White Wyatt and Barrow and Hirsh Properties, Inc., dated April 26, 2002, filed for record August 7, 2002 at 4:47 p.m., recorded in Deed Book 1919, Page 72, aforesaid Records.

**STEWART TITLE GUARANTY COMPANY  
ALTA COMMITMENT  
SCHEDULE B – SECTION 2 (CONTINUED)**

**Commitment No. 1087.0883(B)(O)**  
**NTS No. 11090264**

12. Storm Water Sewer Easement from Peachtree Housing, Ltd., an Alabama limited partnership, to Jamie A. White Wyatt and Barrow and Hirsh Properties, Inc., dated April 26, 2002, filed for record August 7, 2002 at 4:47 p.m., recorded in Deed Book 1919, Page 75, aforesaid Records.
13. Any security interest created at closing.

NOTE: On loan policies, junior and subordinate matters, if any, will not be reflected in Schedule B.

## EXHIBIT "A"

### LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 158 of the 7th Land District of Fayette County, Georgia, and being specifically identified on a plat of survey prepared by J. R. Wood, R.L.S., 2048, which plat is by specific reference made a part of this description and is recorded in the Office of the Clerk of Fayette County Superior Court in Deed Book 295 at Page 718 and being more particularly described as follows: START at that point where the southerly right of way of Wisdom Road intersects the centerline of State Route 74 and run thence along the southern right of way of Wisdom Road in an easterly direction 589.2 feet to the POINT OF BEGINNING; thence continue to run along the southern right of way of Wisdom Road along an arc of a circle (whose radius equals 1385.34 feet) 143.27 feet to a point on said southern right of way; thence continue to run along said southern right of way of Wisdom Road south 87 degrees 57 minutes 04 seconds east 356.73 feet to an iron pin located on said southern right of way; thence run south 06 degrees 48 minutes 47 seconds east 660.51 feet to an iron pin; thence run south 22 degrees 16 minutes 26 seconds west 198.94 feet to an iron pin at a fence corner; thence run north 30 degrees 09 minutes 25 seconds west 463.67 feet to an iron pin; thence run north 30 degrees 47 minutes 03 seconds west 527.00 feet to a point on the southern right of way of Wisdom Road and the POINT OF BEGINNING. Said tract contains 5.541 acres and being a portion of that property acquired by Equitable Life Assurance Society of the United States in a Foreclosure Deed dated June 5, 1979, and recorded in Deed Book 203, Page 615 of the records of the Clerk of the Superior Court of Fayette County, Georgia.

Woodsmill Apartments  
102 Wisdom Road  
Peachtree City, GA 30269

Inquiry Number: 3079482.16  
June 2, 2011

## The EDR Environmental LienSearch™ Report



440 Wheelers Farms Road  
Milford, CT 06461  
800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## EDR Environmental LienSearch™ Report

The EDR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EDR Environmental LienSearch™ Report

### TARGET PROPERTY INFORMATION

#### ADDRESS

WOODSMILL APARTMENTS  
102 WISDOM ROAD  
PEACHTREE CITY, GA 30269

#### RESEARCH SOURCE

Source 1: Fayette Assessor  
Fayette County, Georgia

Source 2: Fayette Recorder  
Fayette County, Georgia

#### PROPERTY INFORMATION

##### **Deed 1:**

Type of Deed: Warranty Deed  
Title is vested in: Peachtree Housing, Ltd.  
Title received from: Ernest H. Hawkins  
Deed Dated: July 31, 1984  
Deed Recorded: August 2, 1984  
Book: 317  
Page: 439

**Legal Description:** Land lot 158, 7<sup>th</sup> land district, Fayette County, Georgia. See attached as Exhibit "A".

**Property Identifiers:** 0734-034

#### ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

#### OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AUL's: Found ☐ Not Found ☒

## **EDR Environmental LienSearch™ Report**

**DEED EXHIBIT A**

STATE OF GEORGIA, County of FAYETTETHIS INDENTURE, Made this 31st day of July in the  
Year of Our Lord One Thousand Nine Hundred and Eighty-Four betweenERNEST H. HAWKINSof the State of ALABAMA and County of TUSCALOOSA ~~of~~ of the first part, and  
PEACHTREE HOUSING, LTD., doing business in~~of~~ the State of GEORGIA ~~of~~ and County of FAYETTE ~~of~~ of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the  
sum of TEN (\$10.00) AND OTHER GOOD & VALUABLE CONSIDERATION-- Dollars,  
in hand paid, at and before the sealing and delivery of these presents, the receipt of which is  
hereby acknowledged, ha<sup>s</sup> granted, bargained, sold and conveyed, and by these presents  
do<sup>es</sup> grant, bargain, sell and convey unto the said party of the second part, its  
heirs and assigns, ~~unto the said party of the second part, its~~

All that tract or parcel of land lying and being in Land  
Lot 158 of the 7th Land District of Fayette County, Georgia,  
and being specifically identified on a plat of survey  
prepared by J. R. Wood, R.L.S. 2048, which plat is by  
specific reference made a part of this description and is  
recorded in the Office of the Clerk of Fayette County  
Superior Court in Deed Book 295 at Page 718 and being more  
particularly described as follows: START at that point  
where the southerly right of way of Wisdom Road intersects  
the centerline of State Route 74 and run thence along the  
southern right of way of Wisdom Road in an easterly direction  
589.2 feet to the POINT OF BEGINNING; thence continue to  
run along the southern right of way of Wisdom Road along an  
arc of a circle (whose radius equals 1385.34 feet) 143.27  
feet to a point on said southern right of way; thence  
continue to run along said southern right of way of Wisdom  
Road south 87 degrees 57 minutes 04 seconds east 356.73  
feet to an iron pin located on said southern right of way;  
thence run south 06 degrees 48 minutes 47 seconds east  
660.51 feet to an iron pin; thence run south 22 degrees 16  
minutes 26 seconds west 198.94 feet to an iron pin at a  
fence corner; thence run north 30 degrees 09 minutes 25  
seconds west 463.67 feet to an iron pin; thence run north  
30 degrees 47 minutes 03 seconds west 527.00 feet to a  
point on the southern right of way of Wisdom Road and the  
POINT OF BEGINNING. Said tract contains 5.541 acres and  
being a portion of that property acquired by Equitable Life  
Assurance Society of the United States in a Foreclosure  
Deed dated June 5, 1979, and recorded in Deed Book 203,  
Page 615 of the records of the Clerk of the Superior Court  
of Fayette County, Georgia.

-----END OF DESCRIPTION-----

Fayette County, Georgia  
Real Estate Transfer Tax  
Paid 110.98 Date 8-2-84  
Clerk of Superior Court

BOOK 317 PAGE 439

BOOK 317 PAGE 440

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said part \_\_\_\_\_ of the second part, \_\_\_\_\_ heirs and assigns, forever, in Fee Simple.

AND THE SAID party \_\_\_\_\_ of the first part, for \_\_\_\_\_ his \_\_\_\_\_ heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said part \_\_\_\_\_ of the second part, its heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part \_\_\_\_\_ of the first part has \_\_\_\_\_ hereunto set his hand and seal \_\_\_\_\_, the day and year above written.

Signed, sealed and delivered in presence of:

Merrily A. McKenzie (Seal)  
Witness Ernest H. Hawkins

Ernest H. Hawkins (Seal)

Notary Public, Alabama,  
State at Large, My Commission \_\_\_\_\_ (Seal)

Expires: 12-01-86

(AFFIX NOTARIAL SEAL)

GEORGIA, Fayette County  
Clerk's Office Superior Court

Filed for record Aug 2<sup>nd</sup> 19 84  
10:00 A.M.

Recorded in Book 317 Page 439

This 2<sup>nd</sup> day of Aug 19 84

W A Ballard

Clerk



## **APPENDIX E**

### **(IF APPICABLE)**

1. Current Phase II Scope of Work
2. Current Phase II Report
3. Other testing reports
  - a. Lead-based Paint
  - b. Lead in Soil
  - c. Lead in Water
  - d. Asbestos
  - e. Radon
  - f. Vapor Encroachment Screening
4. Previous Phase II Reports

**APPENDIX F**

**REGULATORY SEARCH INFORMATION**

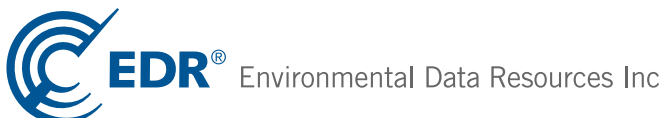


**Woodsmill Apartments**

102 Wisdom Road  
Peachtree City, GA 30269

Inquiry Number: 3079482.11s  
May 27, 2011

## The EDR Radius Map™ Report with GeoCheck®



440 Wheelers Farms Road  
Milford, CT 06461  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

102 WISDOM ROAD  
PEACHTREE CITY, GA 30269

#### COORDINATES

Latitude (North):	33.408400 - 33° 24' 30.2"
Longitude (West):	84.599100 - 84° 35' 56.8"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	723273.9
UTM Y (Meters):	3698947.8
Elevation:	883 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	33084-D5 TYRONE, GA
Most Recent Revision:	1982

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	2005, 2006, 2007
Source:	USDA

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal NPL site list***

NPL..... National Priority List

## EXECUTIVE SUMMARY

Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System  
FEDERAL FACILITY..... Federal Facility Site Information listing

### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-SQG..... RCRA - Small Quantity Generators  
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State- and tribal - equivalent CERCLIS***

SHWS..... Hazardous Site Inventory  
GA NON-HSI..... Non-Hazardous Site Inventory

### ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Solid Waste Disposal Facilities

### ***State and tribal leaking storage tank lists***

LUST..... List of Leaking Underground Storage Tanks  
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### ***State and tribal registered storage tank lists***

UST..... Underground Storage Tank Database

## EXECUTIVE SUMMARY

AST..... Above Ground Storage Tanks  
INDIAN UST..... Underground Storage Tanks on Indian Land  
FEMA UST..... Underground Storage Tank Listing

### ***State and tribal institutional control / engineering control registries***

INST CONTROL..... Public Record List

### ***State and tribal voluntary cleanup sites***

INDIAN VCP..... Voluntary Cleanup Priority Listing  
VIC..... Voluntary Cleanup Program site

### ***State and tribal Brownfields sites***

BROWNFIELDS..... Brownfields Public Record List

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Brownfield lists***

US BROWNFIELDS..... A Listing of Brownfields Sites

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
ODI..... Open Dump Inventory  
HIST LF..... Historical Landfills  
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

#### ***Local Lists of Hazardous waste / Contaminated Sites***

US CDL..... Clandestine Drug Labs  
DEL SHWS..... Delisted Hazardous Site Inventory Listing  
US HIST CDL..... National Clandestine Laboratory Register

#### ***Local Land Records***

LIENS 2..... CERCLA Lien Information  
LUCIS..... Land Use Control Information System

#### ***Records of Emergency Release Reports***

HMIRS..... Hazardous Materials Information Reporting System  
SPILLS..... Spills Information

#### ***Other Ascertainable Records***

RCRA-NonGen..... RCRA - Non Generators  
DOT OPS..... Incident and Accident Data  
DOD..... Department of Defense Sites  
FUDS..... Formerly Used Defense Sites  
CONSENT..... Superfund (CERCLA) Consent Decrees  
ROD..... Records Of Decision

## EXECUTIVE SUMMARY

UMTRA.....	Uranium Mill Tailings Sites
MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
NPDES.....	NPDES Wastewater Permit List
AIRS.....	Permitted Facility and Emissions Listing
TIER 2.....	Tier 2 Data Listing
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
COAL ASH.....	Coal Ash Disposal Site Listing
COAL ASH DOE.....	Steam-Electric Plan Operation Data
PCB TRANSFORMER.....	PCB Transformer Registration Database
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
FINANCIAL ASSURANCE.....	Financial Assurance Information Listing

### EDR PROPRIETARY RECORDS

#### ***EDR Proprietary Records***

Manufactured Gas Plants..... EDR Proprietary Manufactured Gas Plants

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### ADDITIONAL ENVIRONMENTAL RECORDS

#### ***Other Ascertainable Records***

DRYCLEANERS: A list of drycleaners in the state. The listing includes drycleaner facilities, that use

## EXECUTIVE SUMMARY

perchloroethylene, that responded to the Notification of Compliance Status forms. It also includes those businesses that are pick-up stores only and do not conduct dry cleaning on site.

A review of the DRYCLEANERS list, as provided by EDR, and dated 09/18/2009 has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CUSTOM CLEANERS	280 HIGHWAY 74 N	W 1/8 - 1/4 (0.162 mi.)	1	7

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 78 records.

Site Name	Database(s)
FRAZIERS ONE STOP #2	UST, FINANCIAL ASSURANCE
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
FAYETTE COUNTY WATER SYSTEM	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES INERT LANDFILL	SWF/LF
JOHN WIELAND HOMES, INC. INERT LAN	SWF/LF

## EXECUTIVE SUMMARY

JOHN WIELAND HOMES INERT LANDFILL  
JOHN WIELAND HOMES INERT LANDFILL  
JOHN WIELAND HOMES, INC. INERT LAN  
JOHN WIELAND HOMES INERT LANDFILL  
JOHN WIELAND HOMES INERT LANDFILL  
JOHN WIELAND HOMES INERT LANDFILL  
JOHN WIELAND HOMES INERT LANDFILL  
JOHN WIELAND HOMES INERT LANDFILL  
JOHN WIELAND HOMES INERT LANDFILL  
JOHN WIELAND HOMES INERT LANDFILL  
JOHN WIELAND HOMES, INC. INERT LAN  
JOHN WIELAND HOMES, INC. INERT LAN  
FASSON  
AVERY DENNISON, INC.  
BRASS HANGER  
WAL-MART SUPERCENTER #3461  
SHARPSBURG COLLISION CENTER  
COOPER LIGHTING INC  
PEACH PIT LANDFILL

SWF/LF  
SWF/LF  
SWF/LF  
SWF/LF  
SWF/LF  
SWF/LF  
SWF/LF  
SWF/LF  
SWF/LF  
SWF/LF  
SWF/LF  
SWF/LF  
AST  
AST  
DRYCLEANERS  
RCRA-SQG, FINDS  
RCRA-NonGen, FINDS  
RCRA-CESQG, FINDS  
GA NON-HSI

# OVERVIEW MAP - 3079482.11s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ☒ National Priority List Sites
- ☒ Dept. Defense Sites
- ☒ Indian Reservations BIA
- ↗ County Boundary
- ↗ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- National Wetland Inventory

0 1/4 1/2 1 Miles

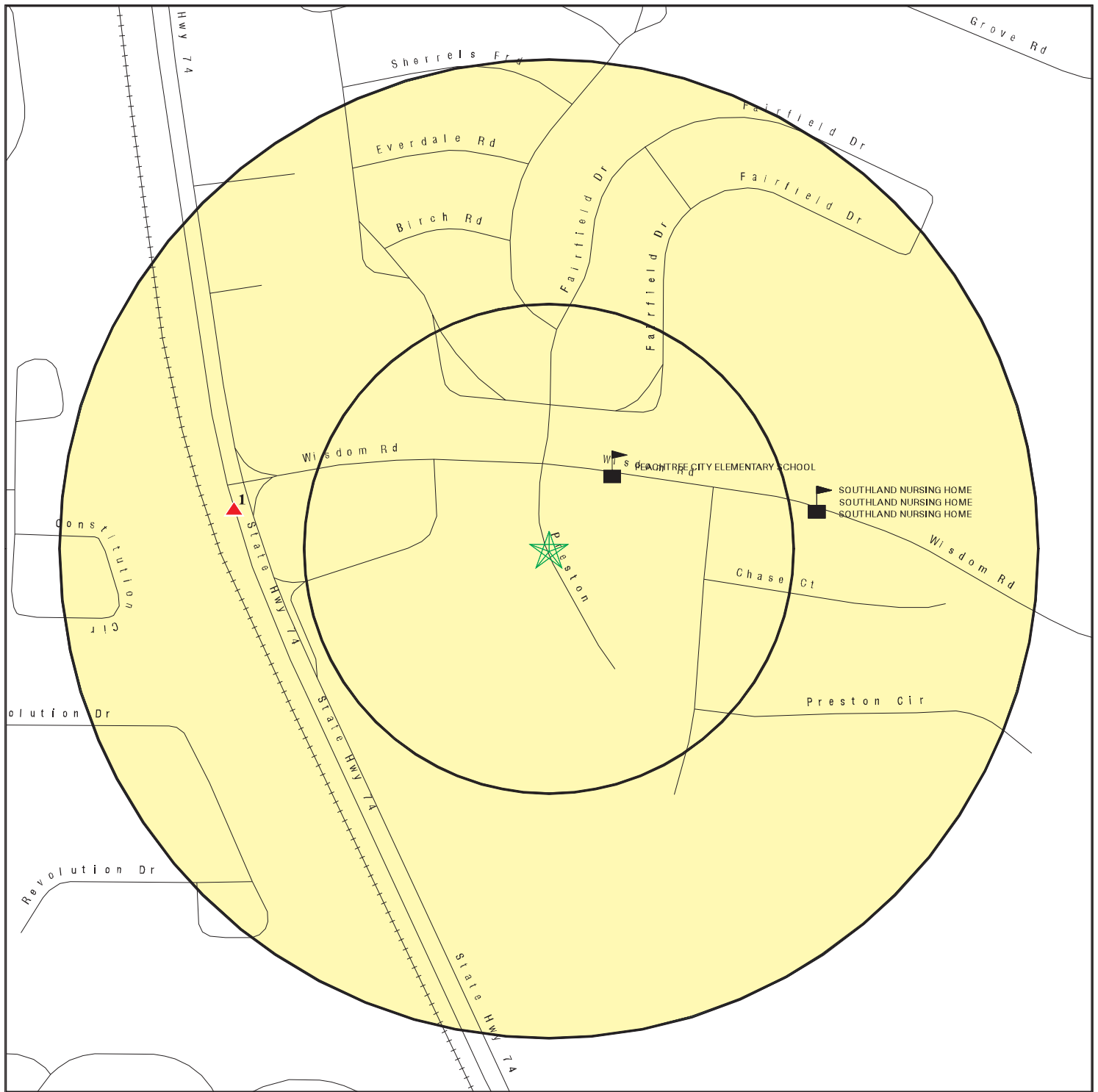


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Woodsmill Apartments  
 ADDRESS: 102 Wisdom Road  
 Peachtree City GA 30269  
 LAT/LONG: 33.4084 / 84.5991

CLIENT: Env. Compliance & Maintenance  
 CONTACT: Randy Flesher  
 INQUIRY #: 3079482.11s  
 DATE: May 27, 2011 2:49 pm

# DETAIL MAP - 3079482.11s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚠ Sensitive Receptors
- 🚒 National Priority List Sites
- 🚒 Dept. Defense Sites

- 🏠 Indian Reservations BIA
- 🛢 Oil & Gas pipelines
- 🌊 100-year flood zone
- 🌊 500-year flood zone



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Woodsmill Apartments  
 ADDRESS: 102 Wisdom Road  
 Peachtree City GA 30269  
 LAT/LONG: 33.4084 / 84.5991

CLIENT: Env. Compliance & Maintenance  
 CONTACT: Randy Flesher  
 INQUIRY #: 3079482.11s  
 DATE: May 27, 2011 2:50 pm

## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Federal NPL site list</i></b>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL		1.000	0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
CERCLIS		0.500	0	0	0	NR	NR	0
FEDERAL FACILITY		1.000	0	0	0	0	NR	0
<b><i>Federal CERCLIS NFRAP site List</i></b>								
CERC-NFRAP		0.500	0	0	0	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS		1.000	0	0	0	0	NR	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF		0.500	0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG		0.250	0	0	NR	NR	NR	0
RCRA-SQG		0.250	0	0	NR	NR	NR	0
RCRA-CESQG		0.250	0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	TP		NR	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent CERCLIS</i></b>								
SHWS		1.000	0	0	0	0	NR	0
GA NON-HSI		1.000	0	0	0	0	NR	0
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
SWF/LF		0.500	0	0	0	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
LUST		0.500	0	0	0	NR	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
<b><i>State and tribal registered storage tank lists</i></b>								
UST		0.250	0	0	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
AST		0.250	0	0	NR	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
FEMA UST		0.250	0	0	NR	NR	NR	0
<b>State and tribal institutional control / engineering control registries</b>								
INST CONTROL		0.500	0	0	0	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
INDIAN VCP		0.500	0	0	0	NR	NR	0
VIC		0.500	0	0	0	NR	NR	0
<b>State and tribal Brownfields sites</b>								
BROWNFIELDS		0.500	0	0	0	NR	NR	0
<b><u>ADDITIONAL ENVIRONMENTAL RECORDS</u></b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
HIST LF		0.500	0	0	0	NR	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
US CDL		TP	NR	NR	NR	NR	NR	0
DEL SHWS		1.000	0	0	0	0	NR	0
US HIST CDL		TP	NR	NR	NR	NR	NR	0
<b>Local Land Records</b>								
LIENS 2		TP	NR	NR	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS		TP	NR	NR	NR	NR	NR	0
SPILLS		TP	NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA-NonGen		0.250	0	0	NR	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS		0.250	0	1	NR	NR	NR	1
AIRS	TP		NR	NR	NR	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
COAL ASH		0.500	0	0	0	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA		0.500	0	0	0	NR	NR	0
FINANCIAL ASSURANCE	TP		NR	NR	NR	NR	NR	0

### EDR PROPRIETARY RECORDS

#### ***EDR Proprietary Records***

Manufactured Gas Plants	1.000	0	0	0	0	NR	0
-------------------------	-------	---	---	---	---	----	---

#### NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**1**  
**West**  
**1/8-1/4**  
**0.162 mi.**  
**856 ft.**

**CUSTOM CLEANERS**  
**280 HIGHWAY 74 N**  
**PEACHTREE CITY, GA 30269**

**DRYCLEANERS** **S109505452**  
**N/A**

**Relative:**  
**Higher**

DRYCLN:

**Actual:**  
**902 ft.**

County Code: 113  
Contact Name: Henry Danani  
Phone Number: 770-632-94  
Contact Name: Henry Danani  
MSA code: 520  
MSA desc: ATLANTA, GA  
CBSA code: 12060  
CBSA descr: ATLANTA SPGS, GA  
Metro Micro Indicator: 2  
CSA code: 122  
Csa descr: ATLANTA-SANDY SPRINGS-GAINESVILLE, GA-AL  
Census tract: 140205  
Census block group: 1  
Latitude: 33.408670000000001  
Longitude: -84.601889  
Match level code: 0  
Secondary address: 280 Highway 74 N  
Secondary city: Peachtree City  
Secondary state: GA  
Secondary zip10: 30269-1446  
Secondary carrier route code: C006  
Fax number: Not reported  
Toll free number: Not reported  
Web site: Not reported  
Selected SIC code: 721201  
Selected SIC desc: Cleaners  
Primary SIC code: 721201  
Primary SIC desc: Cleaners  
NAICS code: 81232002  
NAICS desc: Drycleaning & Laundry Svcs  
Location employment size code: A  
Location employment size desc: 4-Jan  
Actual location employment size: 2  
Modeled employment size: C  
Location sales volume code: A  
Location sales volume desc: Less Than \$500,000  
Actual location sales volume: 120  
Corporate sales volume code: Not reported  
Corporate sales volume desc: Not reported  
Actual corporate sales volume: Not reported  
Asset size: S  
Name: Mr Henry Danani  
Title: Manager  
Ethnicity code: Not reported  
Infousa id: 612498428  
Site Number: 612498428  
HQ branch code: 9  
HQ branch desc: Single Loc  
Public company indicator code: 0  
Public filing indicator: N  
Individual firm code: 2  
Individual firm desc: Firm/Business

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CUSTOM CLEANERS (Continued)**

**S109505452**

Year SIC added: 200612  
Year first appeared in yellow pages: 2005  
Yellow page code: 77777  
Transaction date: 200612  
Call status code: M  
Call status desc: Answering Machine  
Credit score code: C  
Credit score desc: 70 to 74  
Actual credit score: 72  
Ad size code: Regular  
Population code: 5  
Population desc: 25,000 - 49,000  
Square footage code: A  
Square footage desc: 0 - 2,499  
Radial distance from target element: .  
Actnumbus multitenant location: Not reported  
Building num multi tenant: Not reported  
Number of pcs code: 0 - 1 PCs  
Affluent neighborhood location: N  
Big business: N  
Female owner exec: N  
Highincomeexec: N  
Hightechbusiness: N  
Medium size business entrepreneur: N  
Small business entrepreneur: N  
Tertiary address: Not reported  
Tertiary city: Not reported  
Tertiary state: Not reported  
Tertiary zip10: Not reported  
White collar percentage: 29  
White collar indicator: 0  
Production date: 20081202  
Obsolescence date: 6/2/2009  
Source: infoUSA  
Bookno: 14660

Count: 78 records.

## ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
PEACHTREE CITY	1005904962	WAL-MART SUPERCENTER #3461	2717 HWY 54 WEST	30269	RCRA-SQG, FINDS
PEACHTREE CITY	S109505264	BRASS HANGER	1200 HWY 74 S	30269	DRYCLEANERS
PEACHTREE CITY	A100351157	FASSON	316 HWY 74 S	30269	AST
PEACHTREE CITY	S103439728	PEACH PIT LANDFILL	HWY 74		GA NON-HSI
PEACHTREE CITY	A100353735	AVERY DENNISON, INC.	513 HWY 74 S		AST
PEACHTREE CITY	1004888390	COOPER LIGHTING INC	1121 HWY 74 SOUTH	30269	RCRA-CESQG, FINDS
PEACHTREE CITY	S107666729	JOHN WIELAND HOMES INERT LANDFILL	JEFFERSON WOODS S & D LOT 145		SWF/LF
PEACHTREE CITY	S107666984	JOHN WIELAND HOMES, INC. INERT LAN	JEFFERSON WOODS S & D LOT 61		SWF/LF
PEACHTREE CITY	S108895584	JOHN WIELAND HOMES, INC. INERT LAN	JEFFERSON WOODS S & D LOT 66		SWF/LF
PEACHTREE CITY	S108895574	JOHN WIELAND HOMES, INC. INERT LAN	JEFFERSON WOODS S & D LOT 56		SWF/LF
PEACHTREE CITY	S108895622	JOHN WIELAND HOMES, INC. INERT LAN	JEFFERSON WOODS S & D LOT 58		SWF/LF
PEACHTREE CITY	S108895527	JOHN WIELAND HOMES INERT LANDFILL	JEFFERSON WOODS S & D LOT 138		SWF/LF
PEACHTREE CITY	S109942082	JOHN WIELAND HOMES, INC. INERT LAN	JEFFERSON WOODS S & W D LOT 8		SWF/LF
PEACHTREE CITY	S108310645	JOHN WIELAND HOMES INERT LANDFILL	JEFFERSON WOODS S & D LOT 98E SCENIC		SWF/LF
PEACHTREE CITY	S108310667	JOHN WIELAND HOMES, INC. INERT LAN	LAKEMONT S & D LOT 104E SCENI		SWF/LF
PEACHTREE CITY	S108310644	JOHN WIELAND HOMES INERT LANDFILL	LAKEMONT S & E D LOT 51 OVLK		SWF/LF
PEACHTREE CITY	S108310646	JOHN WIELAND HOMES INERT LANDFILL	LAKEMONT S & D LOT 96E SCENIC		SWF/LF
PEACHTREE CITY	S108310647	JOHN WIELAND HOMES INERT LANDFILL	LAKEMONT S & D LOT 100E SCENI		SWF/LF
PEACHTREE CITY	S108310648	JOHN WIELAND HOMES INERT LANDFILL	LAKEMONT S & D LOT 101E SCENI		SWF/LF
PEACHTREE CITY	S108310649	JOHN WIELAND HOMES INERT LANDFILL	LAKEMONT S & D LOT 102E SCENI		SWF/LF
PEACHTREE CITY	S108310650	JOHN WIELAND HOMES INERT LANDFILL	LAKEMONT S & D LOT 107E SCENI		SWF/LF
PEACHTREE CITY	S108310651	JOHN WIELAND HOMES INERT LANDFILL	LAKEMONT S & D LOT 9J LAKEMON		SWF/LF
PEACHTREE CITY	S108310652	JOHN WIELAND HOMES INERT LANDFILL	LAKEMONT S & DLOT 5J LN		SWF/LF
PEACHTREE CITY	S108310653	JOHN WIELAND HOMES INERT LANDFILL	LAKEMONT S & D LOT 11J LAKEMO		SWF/LF
PEACHTREE CITY	S108310655	JOHN WIELAND HOMES INERT LANDFILL	LAKEMONT S & DLOT 88K DR		SWF/LF
PEACHTREE CITY	S107666210	FAYETTE COUNTY WATER SYSTEM	LAKEMONT S & D LOT 17J LAKEMO		SWF/LF
PEACHTREE CITY	S108895547	JOHN WIELAND HOMES INERT LANDFILL	OLD FAYETTE CO WATER TREATMENT		SWF/LF
PEACHTREE CITY	S108895548	JOHN WIELAND HOMES INERT LANDFILL	THE HERITAGE S & D LOT 27		SWF/LF
PEACHTREE CITY	S108895549	JOHN WIELAND HOMES INERT LANDFILL	THE HERITAGE S & D LOT 50		SWF/LF
PEACHTREE CITY	S107667120	JOHN WIELAND HOMES, INC. INERT LAN	THE HERITAGE S & D LOT 59		SWF/LF
PEACHTREE CITY	S108895551	JOHN WIELAND HOMES INERT LANDFILL	THE HERITAGE S & D LOT 17 LN		SWF/LF
PEACHTREE CITY	S108895617	JOHN WIELAND HOMES, INC. INERT LAN	THE HERITAGE S & D LOT 60		SWF/LF
PEACHTREE CITY	S108895621	JOHN WIELAND HOMES, INC. INERT LAN	THE HERITAGE S & D LOT 13 LN		SWF/LF
PEACHTREE CITY	S108895532	JOHN WIELAND HOMES, INC. INERT LAN	THE HERITAGE S & D LOT 8 LN		SWF/LF
PEACHTREE CITY	S108895533	JOHN WIELAND HOMES, INC. INERT LAN	THE HERITAGE S & D LOT 37 PAS		SWF/LF
PEACHTREE CITY	S107666798	JOHN WIELAND HOMES INERT LANDFILL	THE HERITAGE S & D LOT 44 PAS		SWF/LF
PEACHTREE CITY	S108895562	JOHN WIELAND HOMES INERT LANDFILL	THE HERITAGE S & D LOT 52		SWF/LF
PEACHTREE CITY	S108895564	JOHN WIELAND HOMES INERT LANDFILL	WHITEWATER CRK S & DLOT 1G		SWF/LF
PEACHTREE CITY	S108895565	JOHN WIELAND HOMES INERT LANDFILL	WHITEWATER CRK S & D LOT 27		SWF/LF
PEACHTREE CITY	S108895566	JOHN WIELAND HOMES INERT LANDFILL	WHITEWATER CRK S & D LOT 55		SWF/LF
PEACHTREE CITY	S108895567	JOHN WIELAND HOMES INERT LANDFILL	WHITEWATER CRK S & D LOT 63		SWF/LF
PEACHTREE CITY	S108895568	JOHN WIELAND HOMES INERT LANDFILL	WHITEWATER CRK S & DLOT 12G		SWF/LF
PEACHTREE CITY	S108895569	JOHN WIELAND HOMES INERT LANDFILL	WHITEWATER CRK S & DLOT 13G		SWF/LF

Count: 78 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
PEACHTREE CITY	S108895570	JOHN WIELAND HOMES INERT LANDFILL	WHITEWATER CRK S & D LOT 171		SWF/LF
PEACHTREE CITY	S108895571	JOHN WIELAND HOMES INERT LANDFILL	WHITEWATER CRK S & D LOT 60G		SWF/LF
PEACHTREE CITY	S108895575	JOHN WIELAND HOMES INERT LANDFILL	WHITEWATER CRK S & D LOT 24		SWF/LF
PEACHTREE CITY	S108895623	JOHN WIELAND HOMES, INC. INERT LAN	WHITEWATER CRK S & D LOT 60W L		SWF/LF
PEACHTREE CITY	S108895566	JOHN WIELAND HOMES INERT LANDFILL	WHITEWATER CRK S & D LOT 6		SWF/LF
PEACHTREE CITY	S107666807	JOHN WIELAND HOMES INERT LANDFILL	WHITEWATER CRK S & D LOT 26		SWF/LF
PEACHTREE CITY	S107667127	JOHN WIELAND HOMES, INC. INERT LAN	WHITEWATER CRK S & D LOT 14W L		SWF/LF
PEACHTREE CITY	S108895572	JOHN WIELAND HOMES, INC. INERT LAN	WOODCREEK S & D LOT 119 WOODC		SWF/LF
PEACHTREE CITY	S108895573	JOHN WIELAND HOMES, INC. INERT LAN	WOODCREEK S & D LOT 110 STONE		SWF/LF
PEACHTREE CITY	S107667195	JOHN WIELAND HOMES, INC. INERT LAN	WOODCREEK S & D LOT 93 STONEH		SWF/LF
PEACHTREE CITY	S107666815	JOHN WIELAND HOMES INERT LANDFILL	WOODCREEK S & D LOT 113 STONE		SWF/LF
PEACHTREE CITY	S107667199	JOHN WIELAND HOMES, INC. INERT LAN	WOODCREEK S & D LOT 120 WOODC		SWF/LF
PEACHTREE CITY	S107667196	JOHN WIELAND HOMES, INC. INERT LAN	WOODCREEK S & D LOT 94 DR		SWF/LF
PEACHTREE CITY	S108895519	JOHN WIELAND HOMES INERT LANDFILL	WOODCREEK S & D LOT 130 CT		SWF/LF
PEACHTREE CITY	S108895520	JOHN WIELAND HOMES INERT LANDFILL	WOODCREEK S & D LOT 126 LN		SWF/LF
PEACHTREE CITY	S108895523	JOHN WIELAND HOMES INERT LANDFILL	WOODCREEK S & D LOT 133 CT		SWF/LF
PEACHTREE CITY	S108895524	JOHN WIELAND HOMES INERT LANDFILL	WOODCREEK S & D LOT 124 LN		SWF/LF
PEACHTREE CITY	S108895525	JOHN WIELAND HOMES INERT LANDFILL	WOODCREEK S & D LOT 107 STONE		SWF/LF
PEACHTREE CITY	S108895526	JOHN WIELAND HOMES INERT LANDFILL	WOODCREEK S & D LOT 140 CT		SWF/LF
PEACHTREE CITY	S108895529	JOHN WIELAND HOMES INERT LANDFILL	WOODCREEK S & D LOT 146 LN		SWF/LF
PEACHTREE CITY	S108895534	JOHN WIELAND HOMES, INC. INERT LAN	WOODCREEK S & D LOT 100 CT		SWF/LF
PEACHTREE CITY	S108895537	JOHN WIELAND HOMES INERT LANDFILL	WOODCREEK S & D LOT 108 LN		SWF/LF
PEACHTREE CITY	S108895538	JOHN WIELAND HOMES INERT LANDFILL	WOODCREEK S & D LOT 122 LN		SWF/LF
PEACHTREE CITY	S108895544	JOHN WIELAND HOMES, INC. INERT LAN	WOODCREEK S & D LOT 105 STONE		SWF/LF
PEACHTREE CITY	S108895545	JOHN WIELAND HOMES INERT LANDFILL	WOODCREEK S & D LOT 148 LN		SWF/LF
PEACHTREE CITY	S108895521	JOHN WIELAND HOMES INERT LANDFILL	WOODCREEK S & D LOT 131 CT		SWF/LF
PEACHTREE CITY	S108895522	JOHN WIELAND HOMES INERT LANDFILL	WOODCREEK S & D LOT 134 CT		SWF/LF
PEACHTREE CITY	S107666822	JOHN WIELAND HOMES INERT LANDFILL	WOODCREEK S & D LOT 139 CT		SWF/LF
PEACHTREE CITY	S107666817	JOHN WIELAND HOMES INERT LANDFILL	WOODCREEK S & D LOT 128 CT		SWF/LF
PEACHTREE CITY	S107666829	JOHN WIELAND HOMES INERT LANDFILL	WOODCREEK S & D LOT 96 STRICK		SWF/LF
PEACHTREE CITY	S107666826	JOHN WIELAND HOMES INERT LANDFILL	WOODCREEK S & D LOT 149 DR		SWF/LF
PEACHTREE CITY	S107667192	JOHN WIELAND HOMES, INC. INERT LAN	WOODCREEK S & D LOT 76		SWF/LF
PEACHTREE CITY	S107667171	JOHN WIELAND HOMES, INC. INERT LAN	WOODCREEK S & D LOT 21		SWF/LF
SHARPSBURG	1004687008	SHARPSBURG COLLISION CENTER	3540 HWY 16 E	30277	RCRA-NonGen, FINDS
SHARPSBURG	U003936327	FRAZIER'S ONE STOP #2	3124 E HWY 16	30277	UST, FINANCIAL ASSURANCE

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

## STANDARD ENVIRONMENTAL RECORDS

### ***Federal NPL site list***

#### **NPL: National Priority List**

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/31/2010	Source: EPA
Date Data Arrived at EDR: 01/13/2011	Telephone: N/A
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 04/13/2011
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Quarterly

#### **NPL Site Boundaries**

##### **Sources:**

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 7  
Telephone: 913-551-7247

EPA Region 4  
Telephone 404-562-8033

EPA Region 8  
Telephone: 303-312-6774

EPA Region 5  
Telephone 312-886-6686

EPA Region 9  
Telephone: 415-947-4246

EPA Region 10  
Telephone 206-553-8665

#### **Proposed NPL: Proposed National Priority List Sites**

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/31/2010	Source: EPA
Date Data Arrived at EDR: 01/13/2011	Telephone: N/A
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 04/13/2011
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Quarterly

#### **NPL LIENS: Federal Superfund Liens**

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 05/16/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 08/29/2011
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal Delisted NPL site list***

### DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/31/2010	Source: EPA
Date Data Arrived at EDR: 01/13/2011	Telephone: N/A
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 04/13/2011
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Quarterly

## ***Federal CERCLIS list***

### CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/25/2011	Source: EPA
Date Data Arrived at EDR: 03/01/2011	Telephone: 703-412-9810
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 04/29/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 06/13/2011
	Data Release Frequency: Quarterly

### FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA's Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/10/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/11/2011	Telephone: 703-603-8704
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 04/15/2011
Number of Days to Update: 36	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Varies

## ***Federal CERCLIS NFRAP site List***

### CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 02/25/2011	Source: EPA
Date Data Arrived at EDR: 03/01/2011	Telephone: 703-412-9810
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 04/29/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 06/13/2011
	Data Release Frequency: Quarterly

## ***Federal RCRA CORRACTS facilities list***

### CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/25/2010  
Date Data Arrived at EDR: 06/02/2010  
Date Made Active in Reports: 10/04/2010  
Number of Days to Update: 124

Source: EPA  
Telephone: 800-424-9346  
Last EDR Contact: 05/16/2011  
Next Scheduled EDR Contact: 08/29/2011  
Data Release Frequency: Quarterly

### ***Federal RCRA non-CORRACTS TSD facilities list***

#### **RCRA-TSDF: RCRA - Treatment, Storage and Disposal**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/11/2011  
Date Data Arrived at EDR: 04/05/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 27

Source: Environmental Protection Agency  
Telephone: (404) 562-8651  
Last EDR Contact: 04/05/2011  
Next Scheduled EDR Contact: 07/18/2011  
Data Release Frequency: Quarterly

### ***Federal RCRA generators list***

#### **RCRA-LQG: RCRA - Large Quantity Generators**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/11/2011  
Date Data Arrived at EDR: 04/05/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 27

Source: Environmental Protection Agency  
Telephone: (404) 562-8651  
Last EDR Contact: 04/05/2011  
Next Scheduled EDR Contact: 07/18/2011  
Data Release Frequency: Quarterly

#### **RCRA-SQG: RCRA - Small Quantity Generators**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/11/2011  
Date Data Arrived at EDR: 04/05/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 27

Source: Environmental Protection Agency  
Telephone: (404) 562-8651  
Last EDR Contact: 04/05/2011  
Next Scheduled EDR Contact: 07/18/2011  
Data Release Frequency: Quarterly

#### **RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/11/2011  
Date Data Arrived at EDR: 04/05/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 27

Source: Environmental Protection Agency  
Telephone: (404) 562-8651  
Last EDR Contact: 04/05/2011  
Next Scheduled EDR Contact: 07/18/2011  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal institutional controls / engineering controls registries***

### **US ENG CONTROLS: Engineering Controls Sites List**

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 01/05/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/14/2011	Telephone: 703-603-0695
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 03/14/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Varies

### **US INST CONTROL: Sites with Institutional Controls**

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/05/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/14/2011	Telephone: 703-603-0695
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 03/14/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Varies

## ***Federal ERNS list***

### **ERNS: Emergency Response Notification System**

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2010	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/07/2011	Telephone: 202-267-2180
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 04/05/2011
Number of Days to Update: 73	Next Scheduled EDR Contact: 07/18/2011
	Data Release Frequency: Annually

## ***State- and tribal - equivalent CERCLIS***

### **SHWS: Hazardous Site Inventory**

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 07/01/2010	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/26/2010	Telephone: 404-657-8600
Date Made Active in Reports: 09/09/2010	Last EDR Contact: 04/07/2011
Number of Days to Update: 45	Next Scheduled EDR Contact: 07/18/2011
	Data Release Frequency: Annually

### **NON HSI: Non-Hazardous Site Inventory**

This list was obtained by EDR in 1998 and contains property listings that have reported contamination of soil or groundwater under the Georgia Hazardous Site Response Act (HSRA). These sites were not placed on the Georgia Priority list (Hazardous Site Inventory or HSI) because their hazard evaluation scores did not exceed the threshold levels established for sites posing an imminent threat to health or the environment. Disclaimer provided by Rindt-McDuff Associates - the database information has been obtained from publicly available sources produced by other entities. While reasonable steps have been taken to insure the accuracy of the data, RMA does not guarantee the accuracy of the data. No claim is made for the actual existence of pollution at any site. This data does not constitute a legal opinion.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/31/2011  
Date Data Arrived at EDR: 04/05/2011  
Date Made Active in Reports: 05/19/2011  
Number of Days to Update: 44

Source: Rindt-McDuff Associates, Inc.  
Telephone: N/A  
Last EDR Contact: 03/14/2011  
Next Scheduled EDR Contact: 06/27/2011  
Data Release Frequency: Annually

### ***State and tribal landfill and/or solid waste disposal site lists***

#### **SWF/LF: Solid Waste Disposal Facilities**

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 03/15/2010  
Date Data Arrived at EDR: 05/12/2010  
Date Made Active in Reports: 07/09/2010  
Number of Days to Update: 58

Source: Department of Natural Resources  
Telephone: 404-362-2696  
Source: Center for GIS, Georgia Institute of Technology  
Telephone: 404-385-0900  
Last EDR Contact: 05/11/2011  
Next Scheduled EDR Contact: 08/22/2011  
Data Release Frequency: Semi-Annually

### ***State and tribal leaking storage tank lists***

#### **LUST: List of Leaking Underground Storage Tanks**

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 01/04/2011  
Date Data Arrived at EDR: 03/23/2011  
Date Made Active in Reports: 03/31/2011  
Number of Days to Update: 8

Source: Environmental Protection Division  
Telephone: 404-362-2687  
Last EDR Contact: 03/23/2011  
Next Scheduled EDR Contact: 07/04/2011  
Data Release Frequency: Quarterly

#### **INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land**

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 02/04/2011  
Date Data Arrived at EDR: 02/04/2011  
Date Made Active in Reports: 03/21/2011  
Number of Days to Update: 45

Source: EPA Region 8  
Telephone: 303-312-6271  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Quarterly

#### **INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land**

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 11/04/2009  
Date Data Arrived at EDR: 05/04/2010  
Date Made Active in Reports: 07/07/2010  
Number of Days to Update: 64

Source: EPA Region 7  
Telephone: 913-551-7003  
Last EDR Contact: 05/04/2010  
Next Scheduled EDR Contact: 05/16/2011  
Data Release Frequency: Varies

#### **INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land**

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 02/03/2011  
Date Data Arrived at EDR: 02/04/2011  
Date Made Active in Reports: 03/21/2011  
Number of Days to Update: 45

Source: EPA Region 6  
Telephone: 214-665-6597  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land  
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/01/2010	Source: EPA Region 1
Date Data Arrived at EDR: 11/05/2010	Telephone: 617-918-1313
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 05/03/2011
Number of Days to Update: 84	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/03/2011	Source: EPA Region 10
Date Data Arrived at EDR: 02/04/2011	Telephone: 206-553-2857
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 45	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/31/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/01/2011	Telephone: 415-972-3372
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 48	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Quarterly

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 03/03/2011	Source: EPA Region 4
Date Data Arrived at EDR: 03/18/2011	Telephone: 404-562-8677
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 45	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Semi-Annually

### **State and tribal registered storage tank lists**

UST: Underground Storage Tank Database

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 09/14/2010	Source: Environmental Protection Division
Date Data Arrived at EDR: 09/21/2010	Telephone: 404-362-2687
Date Made Active in Reports: 11/29/2010	Last EDR Contact: 03/25/2011
Number of Days to Update: 69	Next Scheduled EDR Contact: 07/04/2011
	Data Release Frequency: Annually

AST: Above Ground Storage Tanks

A listing of LP gas tank site locations.

Date of Government Version: 03/03/2011	Source: Office of Insurance & Safety Fire Commissioner
Date Data Arrived at EDR: 03/04/2011	Telephone: 404-656-5875
Date Made Active in Reports: 03/11/2011	Last EDR Contact: 02/28/2011
Number of Days to Update: 7	Next Scheduled EDR Contact: 06/13/2011
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/2011  
Date Data Arrived at EDR: 02/23/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 68

Source: EPA Region 5  
Telephone: 312-886-6136  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Varies

### INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 09/01/2010  
Date Data Arrived at EDR: 11/05/2010  
Date Made Active in Reports: 01/28/2011  
Number of Days to Update: 84

Source: EPA, Region 1  
Telephone: 617-918-1313  
Last EDR Contact: 05/03/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Varies

### INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 02/03/2011  
Date Data Arrived at EDR: 02/04/2011  
Date Made Active in Reports: 03/21/2011  
Number of Days to Update: 45

Source: EPA Region 10  
Telephone: 206-553-2857  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Quarterly

### INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 11/01/2010  
Date Data Arrived at EDR: 12/02/2010  
Date Made Active in Reports: 01/28/2011  
Number of Days to Update: 57

Source: EPA Region 7  
Telephone: 913-551-7003  
Last EDR Contact: 02/03/2011  
Next Scheduled EDR Contact: 05/16/2011  
Data Release Frequency: Varies

### INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 02/04/2011  
Date Data Arrived at EDR: 02/04/2011  
Date Made Active in Reports: 03/21/2011  
Number of Days to Update: 45

Source: EPA Region 8  
Telephone: 303-312-6137  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Quarterly

### INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 01/31/2011  
Date Data Arrived at EDR: 02/01/2011  
Date Made Active in Reports: 03/21/2011  
Number of Days to Update: 48

Source: EPA Region 9  
Telephone: 415-972-3368  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Quarterly

### INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/03/2011  
Date Data Arrived at EDR: 02/04/2011  
Date Made Active in Reports: 03/21/2011  
Number of Days to Update: 45

Source: EPA Region 6  
Telephone: 214-665-7591  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Semi-Annually

### INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 03/03/2011  
Date Data Arrived at EDR: 03/18/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 45

Source: EPA Region 4  
Telephone: 404-562-9424  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Semi-Annually

### FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010  
Date Data Arrived at EDR: 02/16/2010  
Date Made Active in Reports: 04/12/2010  
Number of Days to Update: 55

Source: FEMA  
Telephone: 202-646-5797  
Last EDR Contact: 04/18/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Varies

### ***State and tribal institutional control / engineering control registries***

#### INST CONTROL: Public Record List

Sites on the Public Record Listing that have institutional controls or limitations on use are sites with Risk Reduction Standards of 3, 4, and 5.

Date of Government Version: 12/30/2010  
Date Data Arrived at EDR: 02/17/2011  
Date Made Active in Reports: 03/15/2011  
Number of Days to Update: 26

Source: Department of Natural Resources  
Telephone: 404-657-8600  
Last EDR Contact: 05/17/2011  
Next Scheduled EDR Contact: 08/29/2011  
Data Release Frequency: Varies

### ***State and tribal voluntary cleanup sites***

#### INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/01/2010  
Date Data Arrived at EDR: 01/05/2011  
Date Made Active in Reports: 03/21/2011  
Number of Days to Update: 75

Source: EPA, Region 1  
Telephone: 617-918-1102  
Last EDR Contact: 04/05/2011  
Next Scheduled EDR Contact: 07/18/2011  
Data Release Frequency: Varies

#### INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008  
Date Data Arrived at EDR: 04/22/2008  
Date Made Active in Reports: 05/19/2008  
Number of Days to Update: 27

Source: EPA, Region 7  
Telephone: 913-551-7365  
Last EDR Contact: 04/20/2009  
Next Scheduled EDR Contact: 07/20/2009  
Data Release Frequency: Varies

#### VCP: Voluntary Cleanup Program site

Georgia's Voluntary Remediation Program Act was created to encourage voluntary investigation and remediation of contaminated properties.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/07/2011  
Date Data Arrived at EDR: 03/08/2011  
Date Made Active in Reports: 03/15/2011  
Number of Days to Update: 7

Source: DNR  
Telephone: 404-657-8600  
Last EDR Contact: 03/08/2011  
Next Scheduled EDR Contact: 06/20/2011  
Data Release Frequency: Varies

### ***State and tribal Brownfields sites***

#### **BROWNFIELDS: Brownfields Public Record List**

The Brownfields Public Record lists properties where response actions under the Georgia Hazardous Site Reuse and Redevelopment Act are planned, ongoing or completed.

Date of Government Version: 12/30/2010  
Date Data Arrived at EDR: 02/17/2011  
Date Made Active in Reports: 03/15/2011  
Number of Days to Update: 26

Source: Department of Natural Resources  
Telephone: 404-657-8600  
Last EDR Contact: 05/17/2011  
Next Scheduled EDR Contact: 08/29/2011  
Data Release Frequency: Varies

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Brownfield lists***

##### **US BROWNFIELDS: A Listing of Brownfields Sites**

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 12/29/2010  
Date Data Arrived at EDR: 12/30/2010  
Date Made Active in Reports: 03/21/2011  
Number of Days to Update: 81

Source: Environmental Protection Agency  
Telephone: 202-566-2777  
Last EDR Contact: 03/29/2011  
Next Scheduled EDR Contact: 07/11/2011  
Data Release Frequency: Semi-Annually

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

##### **ODI: Open Dump Inventory**

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985  
Date Data Arrived at EDR: 08/09/2004  
Date Made Active in Reports: 09/17/2004  
Number of Days to Update: 39

Source: Environmental Protection Agency  
Telephone: 800-424-9346  
Last EDR Contact: 06/09/2004  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

##### **DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations**

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009  
Date Data Arrived at EDR: 05/07/2009  
Date Made Active in Reports: 09/21/2009  
Number of Days to Update: 137

Source: EPA, Region 9  
Telephone: 415-947-4219  
Last EDR Contact: 03/28/2011  
Next Scheduled EDR Contact: 07/11/2011  
Data Release Frequency: No Update Planned

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### HIST LF: Historical Landfills

Landfills that were closed many years ago.

Date of Government Version: 01/15/2003  
Date Data Arrived at EDR: 01/20/2004  
Date Made Active in Reports: 02/06/2004  
Number of Days to Update: 17

Source: Department of Natural Resources  
Telephone: 404-362-2696  
Last EDR Contact: 01/20/2004  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

### INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998  
Date Data Arrived at EDR: 12/03/2007  
Date Made Active in Reports: 01/24/2008  
Number of Days to Update: 52

Source: Environmental Protection Agency  
Telephone: 703-308-8245  
Last EDR Contact: 05/09/2011  
Next Scheduled EDR Contact: 08/22/2011  
Data Release Frequency: Varies

### **Local Lists of Hazardous waste / Contaminated Sites**

#### US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/02/2011  
Date Data Arrived at EDR: 03/17/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 46

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 03/08/2011  
Next Scheduled EDR Contact: 06/20/2011  
Data Release Frequency: Quarterly

#### DEL SHWS: Delisted Hazardous Site Inventory Listing

A listing of sites delisted from the Hazardous Site Inventory.

Date of Government Version: 07/01/2010  
Date Data Arrived at EDR: 07/26/2010  
Date Made Active in Reports: 09/09/2010  
Number of Days to Update: 45

Source: Department of Natural Resources  
Telephone: 404-657-8636  
Last EDR Contact: 04/07/2011  
Next Scheduled EDR Contact: 10/18/2010  
Data Release Frequency: Annually

#### US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007  
Date Data Arrived at EDR: 11/19/2008  
Date Made Active in Reports: 03/30/2009  
Number of Days to Update: 131

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 03/23/2009  
Next Scheduled EDR Contact: 06/22/2009  
Data Release Frequency: No Update Planned

### **Local Land Records**

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/04/2011	Telephone: 202-564-6023
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 87	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Varies

### LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005	Source: Department of the Navy
Date Data Arrived at EDR: 12/11/2006	Telephone: 843-820-7326
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 05/23/2011
Number of Days to Update: 31	Next Scheduled EDR Contact: 09/05/2011
	Data Release Frequency: Varies

### **Records of Emergency Release Reports**

#### HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2010	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 01/05/2011	Telephone: 202-366-4555
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 04/05/2011
Number of Days to Update: 51	Next Scheduled EDR Contact: 07/18/2011
	Data Release Frequency: Annually

#### SPILLS: Spills Information

Oil or Hazardous Material Spills or Releases.

Date of Government Version: 04/18/2011	Source: Department of Natural Resources
Date Data Arrived at EDR: 04/20/2011	Telephone: 404-656-6905
Date Made Active in Reports: 05/19/2011	Last EDR Contact: 04/18/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 07/18/2011
	Data Release Frequency: Quarterly

### **Other Ascertainable Records**

#### RCRA-NonGen: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/11/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/05/2011	Telephone: (404) 562-8651
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 04/05/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/18/2011
	Data Release Frequency: Varies

#### DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/12/2011  
Date Data Arrived at EDR: 02/11/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety  
Telephone: 202-366-4595  
Last EDR Contact: 05/11/2011  
Next Scheduled EDR Contact: 08/22/2011  
Data Release Frequency: Varies

### DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005  
Date Data Arrived at EDR: 11/10/2006  
Date Made Active in Reports: 01/11/2007  
Number of Days to Update: 62

Source: USGS  
Telephone: 888-275-8747  
Last EDR Contact: 04/21/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Semi-Annually

### FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2009  
Date Data Arrived at EDR: 08/12/2010  
Date Made Active in Reports: 12/02/2010  
Number of Days to Update: 112

Source: U.S. Army Corps of Engineers  
Telephone: 202-528-4285  
Last EDR Contact: 03/15/2011  
Next Scheduled EDR Contact: 06/27/2011  
Data Release Frequency: Varies

### CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 10/01/2010  
Date Data Arrived at EDR: 10/29/2010  
Date Made Active in Reports: 01/28/2011  
Number of Days to Update: 91

Source: Department of Justice, Consent Decree Library  
Telephone: Varies  
Last EDR Contact: 04/04/2011  
Next Scheduled EDR Contact: 07/18/2011  
Data Release Frequency: Varies

### ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 02/25/2011  
Date Data Arrived at EDR: 03/16/2011  
Date Made Active in Reports: 03/21/2011  
Number of Days to Update: 5

Source: EPA  
Telephone: 703-416-0223  
Last EDR Contact: 03/16/2011  
Next Scheduled EDR Contact: 06/27/2011  
Data Release Frequency: Annually

### UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010  
Date Data Arrived at EDR: 10/21/2010  
Date Made Active in Reports: 01/28/2011  
Number of Days to Update: 99

Source: Department of Energy  
Telephone: 505-845-0011  
Last EDR Contact: 03/04/2011  
Next Scheduled EDR Contact: 06/13/2011  
Data Release Frequency: Varies

### MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/08/2011  
Date Data Arrived at EDR: 03/09/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 54

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959  
Last EDR Contact: 03/09/2011  
Next Scheduled EDR Contact: 06/20/2011  
Data Release Frequency: Semi-Annually

### TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2009  
Date Data Arrived at EDR: 12/17/2010  
Date Made Active in Reports: 03/21/2011  
Number of Days to Update: 94

Source: EPA  
Telephone: 202-566-0250  
Last EDR Contact: 05/27/2011  
Next Scheduled EDR Contact: 09/12/2011  
Data Release Frequency: Annually

### TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006  
Date Data Arrived at EDR: 09/29/2010  
Date Made Active in Reports: 12/02/2010  
Number of Days to Update: 64

Source: EPA  
Telephone: 202-260-5521  
Last EDR Contact: 03/29/2011  
Next Scheduled EDR Contact: 07/11/2011  
Data Release Frequency: Every 4 Years

### FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009  
Date Data Arrived at EDR: 04/16/2009  
Date Made Active in Reports: 05/11/2009  
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances  
Telephone: 202-566-1667  
Last EDR Contact: 05/27/2011  
Next Scheduled EDR Contact: 09/12/2011  
Data Release Frequency: Quarterly

### FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009  
Date Data Arrived at EDR: 04/16/2009  
Date Made Active in Reports: 05/11/2009  
Number of Days to Update: 25

Source: EPA  
Telephone: 202-566-1667  
Last EDR Contact: 05/27/2011  
Next Scheduled EDR Contact: 09/12/2011  
Data Release Frequency: Quarterly

### HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2007  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2008  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

### SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009  
Date Data Arrived at EDR: 12/10/2010  
Date Made Active in Reports: 02/25/2011  
Number of Days to Update: 77

Source: EPA  
Telephone: 202-564-4203  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Annually

### ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/07/2011  
Date Data Arrived at EDR: 01/21/2011  
Date Made Active in Reports: 03/21/2011  
Number of Days to Update: 59

Source: Environmental Protection Agency  
Telephone: 202-564-5088  
Last EDR Contact: 03/28/2011  
Next Scheduled EDR Contact: 07/11/2011  
Data Release Frequency: Quarterly

### PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/01/2010  
Date Data Arrived at EDR: 11/10/2010  
Date Made Active in Reports: 02/16/2011  
Number of Days to Update: 98

Source: EPA  
Telephone: 202-566-0500  
Last EDR Contact: 04/22/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Annually

### MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/18/2010  
Date Data Arrived at EDR: 04/06/2010  
Date Made Active in Reports: 05/27/2010  
Number of Days to Update: 51

Source: Nuclear Regulatory Commission  
Telephone: 301-415-7169  
Last EDR Contact: 03/14/2011  
Next Scheduled EDR Contact: 06/27/2011  
Data Release Frequency: Quarterly

### RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/11/2011  
Date Data Arrived at EDR: 01/13/2011  
Date Made Active in Reports: 02/16/2011  
Number of Days to Update: 34

Source: Environmental Protection Agency  
Telephone: 202-343-9775  
Last EDR Contact: 04/13/2011  
Next Scheduled EDR Contact: 07/25/2011  
Data Release Frequency: Quarterly

### FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/14/2010  
Date Data Arrived at EDR: 04/16/2010  
Date Made Active in Reports: 05/27/2010  
Number of Days to Update: 41

Source: EPA  
Telephone: (404) 562-9900  
Last EDR Contact: 03/14/2011  
Next Scheduled EDR Contact: 06/27/2011  
Data Release Frequency: Quarterly

### RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995  
Date Data Arrived at EDR: 07/03/1995  
Date Made Active in Reports: 08/07/1995  
Number of Days to Update: 35

Source: EPA  
Telephone: 202-564-4104  
Last EDR Contact: 06/02/2008  
Next Scheduled EDR Contact: 09/01/2008  
Data Release Frequency: No Update Planned

### BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2009  
Date Data Arrived at EDR: 03/01/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 62

Source: EPA/NTIS  
Telephone: 800-424-9346  
Last EDR Contact: 05/27/2011  
Next Scheduled EDR Contact: 09/12/2011  
Data Release Frequency: Biennially

### NPDES: NPDES Wastewater Permit List

A listing of NPDES wastewater permits issued by the Watershed Protection Branch.

Date of Government Version: 01/27/2011  
Date Data Arrived at EDR: 02/15/2011  
Date Made Active in Reports: 02/23/2011  
Number of Days to Update: 8

Source: Department of Natural Resources  
Telephone: 404-362-2680  
Last EDR Contact: 05/20/2011  
Next Scheduled EDR Contact: 08/29/2011  
Data Release Frequency: Varies

### DRYCLEANERS: Drycleaner Database

A list of drycleaners in the state. The listing includes drycleaner facilities, that use perchloroethylene, that responded to the Notification of Compliance Status forms. It also includes those businesses that are pick-up stores only and do not conduct dry cleaning on site.

Date of Government Version: 09/18/2009  
Date Data Arrived at EDR: 09/18/2009  
Date Made Active in Reports: 10/09/2009  
Number of Days to Update: 21

Source: Department of Natural Resources  
Telephone: 404-363-7000  
Last EDR Contact: 05/16/2011  
Next Scheduled EDR Contact: 08/29/2011  
Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### AIRS: Permitted Facility & Emissions Listing

A listing of permitted Air facilities and emissions data.

Date of Government Version: 12/31/2008  
Date Data Arrived at EDR: 03/01/2011  
Date Made Active in Reports: 03/16/2011  
Number of Days to Update: 15

Source: Department of Natural Resources  
Telephone: 404-363-7000  
Last EDR Contact: 02/28/2011  
Next Scheduled EDR Contact: 06/13/2011  
Data Release Frequency: Varies

### TIER 2: Tier 2 Data Listing

A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2009  
Date Data Arrived at EDR: 09/24/2010  
Date Made Active in Reports: 11/24/2010  
Number of Days to Update: 61

Source: Department of Natural Resources  
Telephone: 404-656-4852  
Last EDR Contact: 03/07/2011  
Next Scheduled EDR Contact: 06/20/2011  
Data Release Frequency: Varies

### INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005  
Date Data Arrived at EDR: 12/08/2006  
Date Made Active in Reports: 01/11/2007  
Number of Days to Update: 34

Source: USGS  
Telephone: 202-208-3710  
Last EDR Contact: 04/21/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Semi-Annually

### SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011  
Date Data Arrived at EDR: 03/09/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 54

Source: Environmental Protection Agency  
Telephone: 615-532-8599  
Last EDR Contact: 05/23/2011  
Next Scheduled EDR Contact: 08/08/2011  
Data Release Frequency: Varies

### FINANCIAL ASSURANCE: Financial Assurance Information Listing

A listing of financial assurance information for underground storage tank facilities.

Date of Government Version: 09/14/2010  
Date Data Arrived at EDR: 09/21/2010  
Date Made Active in Reports: 11/24/2010  
Number of Days to Update: 64

Source: Department of Natural Resources  
Telephone: 404-362-4892  
Last EDR Contact: 03/25/2011  
Next Scheduled EDR Contact: 07/04/2011  
Data Release Frequency: Annually

### FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005  
Date Data Arrived at EDR: 02/06/2006  
Date Made Active in Reports: 01/11/2007  
Number of Days to Update: 339

Source: U.S. Geological Survey  
Telephone: 888-275-8747  
Last EDR Contact: 04/21/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: N/A

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 01/01/2008	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/18/2009	Telephone: 202-566-0517
Date Made Active in Reports: 05/29/2009	Last EDR Contact: 05/05/2011
Number of Days to Update: 100	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Varies

### COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/03/2011	Telephone: N/A
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 03/18/2011
Number of Days to Update: 77	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Varies

### COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005	Source: Department of Energy
Date Data Arrived at EDR: 08/07/2009	Telephone: 202-586-8719
Date Made Active in Reports: 10/22/2009	Last EDR Contact: 04/19/2011
Number of Days to Update: 76	Next Scheduled EDR Contact: 08/01/2011
	Data Release Frequency: Varies

### COAL ASH: Coal Ash Disposal Site Listing

A listing of coal ash landfills.

Date of Government Version: 08/30/2010	Source: Department of Natural Resources
Date Data Arrived at EDR: 08/30/2010	Telephone: 404-362-2537
Date Made Active in Reports: 09/09/2010	Last EDR Contact: 05/23/2011
Number of Days to Update: 10	Next Scheduled EDR Contact: 08/22/2011
	Data Release Frequency: Varies

### EDR PROPRIETARY RECORDS

#### ***EDR Proprietary Records***

#### Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

### CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2007  
Date Data Arrived at EDR: 08/26/2009  
Date Made Active in Reports: 09/11/2009  
Number of Days to Update: 16

Source: Department of Environmental Protection  
Telephone: 860-424-3375  
Last EDR Contact: 05/26/2011  
Next Scheduled EDR Contact: 09/05/2011  
Data Release Frequency: Annually

### NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2009  
Date Data Arrived at EDR: 07/22/2010  
Date Made Active in Reports: 08/26/2010  
Number of Days to Update: 35

Source: Department of Environmental Protection  
Telephone: N/A  
Last EDR Contact: 04/19/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Annually

### NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2010  
Date Data Arrived at EDR: 05/12/2011  
Date Made Active in Reports: 05/24/2011  
Number of Days to Update: 12

Source: Department of Environmental Conservation  
Telephone: 518-402-8651  
Last EDR Contact: 05/12/2011  
Next Scheduled EDR Contact: 08/22/2011  
Data Release Frequency: Annually

### PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2008  
Date Data Arrived at EDR: 12/01/2009  
Date Made Active in Reports: 12/14/2009  
Number of Days to Update: 13

Source: Department of Environmental Protection  
Telephone: 717-783-8990  
Last EDR Contact: 04/04/2011  
Next Scheduled EDR Contact: 07/06/2011  
Data Release Frequency: Annually

### RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2009  
Date Data Arrived at EDR: 07/19/2010  
Date Made Active in Reports: 08/26/2010  
Number of Days to Update: 38

Source: Department of Environmental Management  
Telephone: 401-222-2797  
Last EDR Contact: 02/28/2011  
Next Scheduled EDR Contact: 06/13/2011  
Data Release Frequency: Annually

### WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2009  
Date Data Arrived at EDR: 07/06/2010  
Date Made Active in Reports: 07/26/2010  
Number of Days to Update: 20

Source: Department of Natural Resources  
Telephone: N/A  
Last EDR Contact: 03/21/2011  
Next Scheduled EDR Contact: 07/04/2011  
Data Release Frequency: Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**Oil/Gas Pipelines:** This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

### **Electric Power Transmission Line Data**

Source: Rextag Strategies Corp.

Telephone: (281) 769-2247

U.S. Electric Transmission and Power Plants Systems Digital GIS Data

**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

### **AHA Hospitals:**

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

### **Medical Centers: Provider of Services Listing**

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

### **Nursing Homes**

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

### **Public Schools**

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

### **Private Schools**

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

### **Daycare Centers: Child Care Centers**

Source: Department of Human Resources

Telephone: 404-651-5562

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

### **Scanned Digital USGS 7.5' Topographic Map (DRG)**

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### STREET AND ADDRESS INFORMATION

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## **GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM**

### **TARGET PROPERTY ADDRESS**

WOODSMILL APARTMENTS  
102 WISDOM ROAD  
PEACHTREE CITY, GA 30269

### **TARGET PROPERTY COORDINATES**

Latitude (North):	33.40840 - 33° 24' 30.2"
Longitude (West):	84.5991 - 84° 35' 56.8"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	723273.9
UTM Y (Meters):	3698947.8
Elevation:	883 ft. above sea level

### **USGS TOPOGRAPHIC MAP**

Target Property Map:	33084-D5 TYRONE, GA
Most Recent Revision:	1982

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

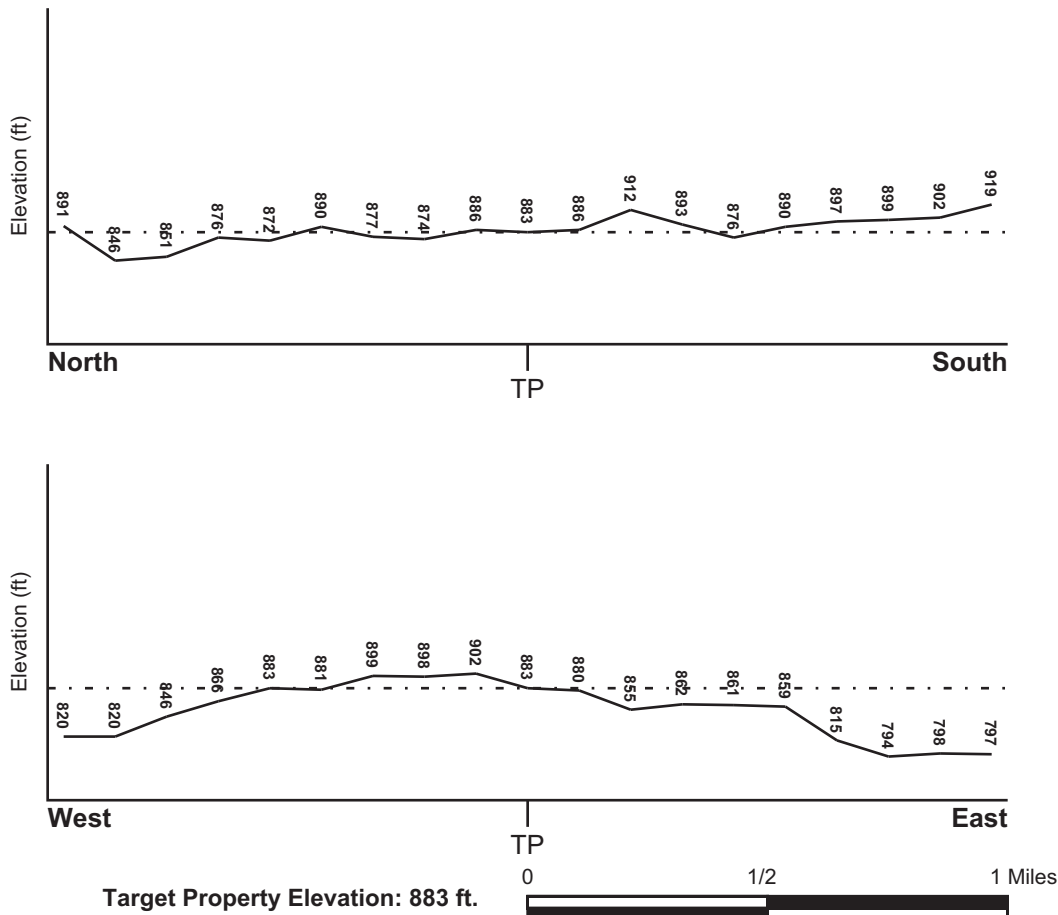
### TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NNE

### SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

### FEMA FLOOD ZONE

<u>Target Property County</u>	FEMA Flood
FAYETTE, GA	<u>Electronic Data</u>
	YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	13113C - FEMA DFIRM Flood data
Additional Panels in search area:	13077C - FEMA DFIRM Flood data

### NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	NWI Electronic
TYRONE	<u>Data Coverage</u>
	YES - refer to the Overview Map and Detail Map

### HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION</u>	<u>GENERAL DIRECTION</u>
2	<u>FROM TP</u>	<u>GROUNDWATER FLOW</u>
	1/2 - 1 Mile SSE	SW

For additional site information, refer to Physical Setting Source Map Findings.

## **GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY**

### **GROUNDWATER FLOW VELOCITY INFORMATION**

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### **GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY**

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### **ROCK STRATIGRAPHIC UNIT**

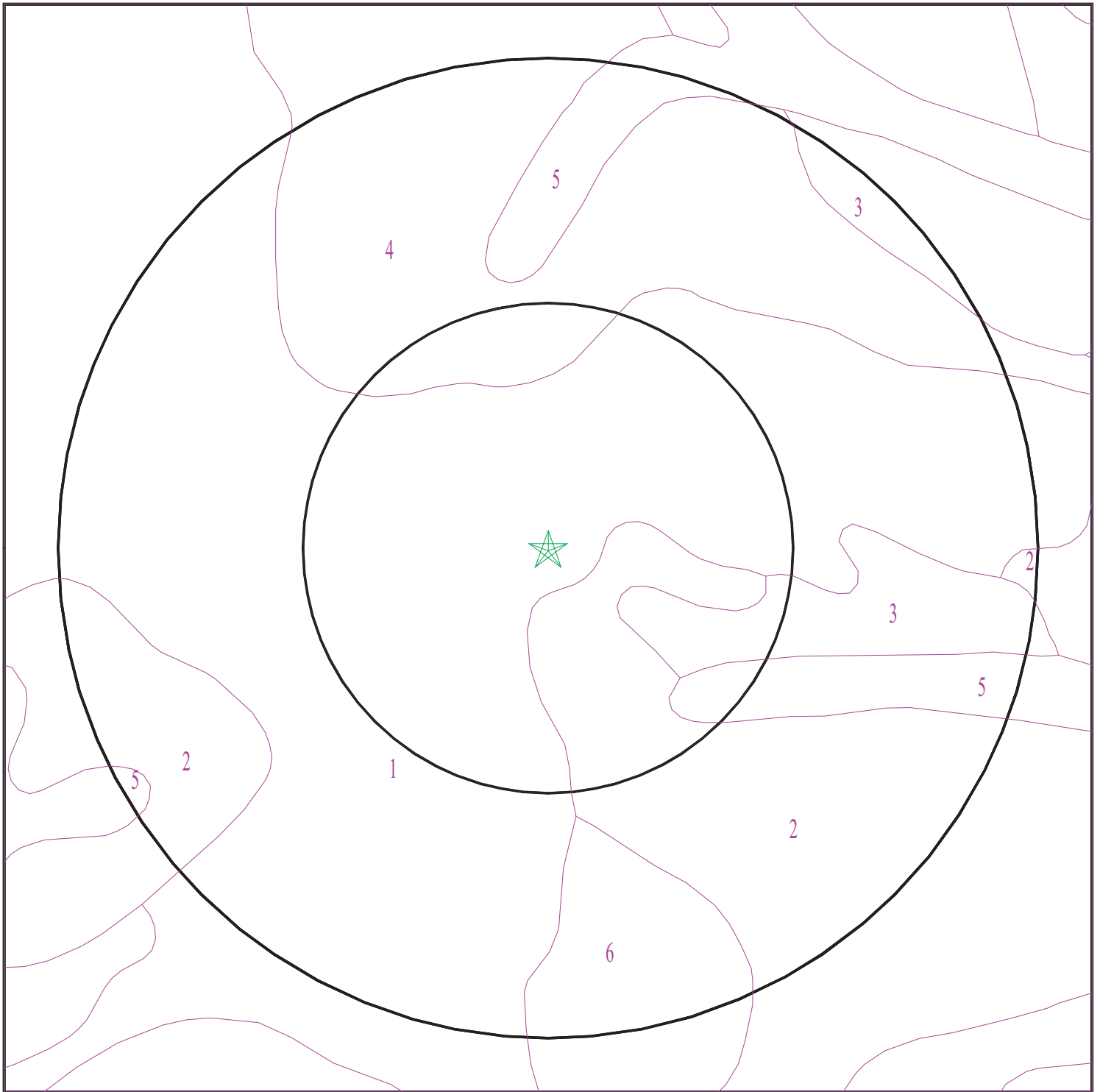
Era:	Paleozoic
System:	Pennsylvanian
Series:	Felsic paragneiss and schist
Code:	mm1 ( <i>decoded above as Era, System &amp; Series</i> )

#### **GEOLOGIC AGE IDENTIFICATION**

Category: Metamorphic Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

# SSURGO SOIL MAP - 3079482.11s



- ★ Target Property
- SSURGO Soil
- Water

0 1/16 1/8 1/4 Miles



SITE NAME: Woodsmill Apartments  
ADDRESS: 102 Wisdom Road  
Peachtree City GA 30269  
LAT/LONG: 33.4084 / 84.5991

CLIENT: Env. Compliance & Maintenance  
CONTACT: Randy Flesher  
INQUIRY #: 3079482.11s  
DATE: May 27, 2011 2:50 pm

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

#### Soil Map ID: 1

Soil Component Name: Cecil

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	57 inches	64 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	0 inches	5 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	5 inches	57 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### Soil Map ID: 2

Soil Component Name: Cecil

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	48 inches	64 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	0 inches	3 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	3 inches	48 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

### Soil Map ID: 3

Soil Component Name: Pacolet

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	3 inches	33 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	33 inches	55 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

### Soil Map ID: 4

Soil Component Name: Cecil

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	57 inches	64 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	0 inches	5 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	5 inches	57 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

### Soil Map ID: 5

Soil Component Name: Wehadkee

Soil Surface Texture: loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	18 inches	59 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 4.5
2	0 inches	18 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 4.5

### Soil Map ID: 6

Soil Component Name: Ashlar

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 77 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	5 inches	20 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:
3	20 inches	31 inches	unweathered bedrock	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	Not reported	Max: Min:	Max: Min:

### LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

### WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

### FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

### FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	GA1130030	1/2 - 1 Mile SSE

Note: PWS System location is not always the same as well location.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### STATE DATABASE WELL INFORMATION

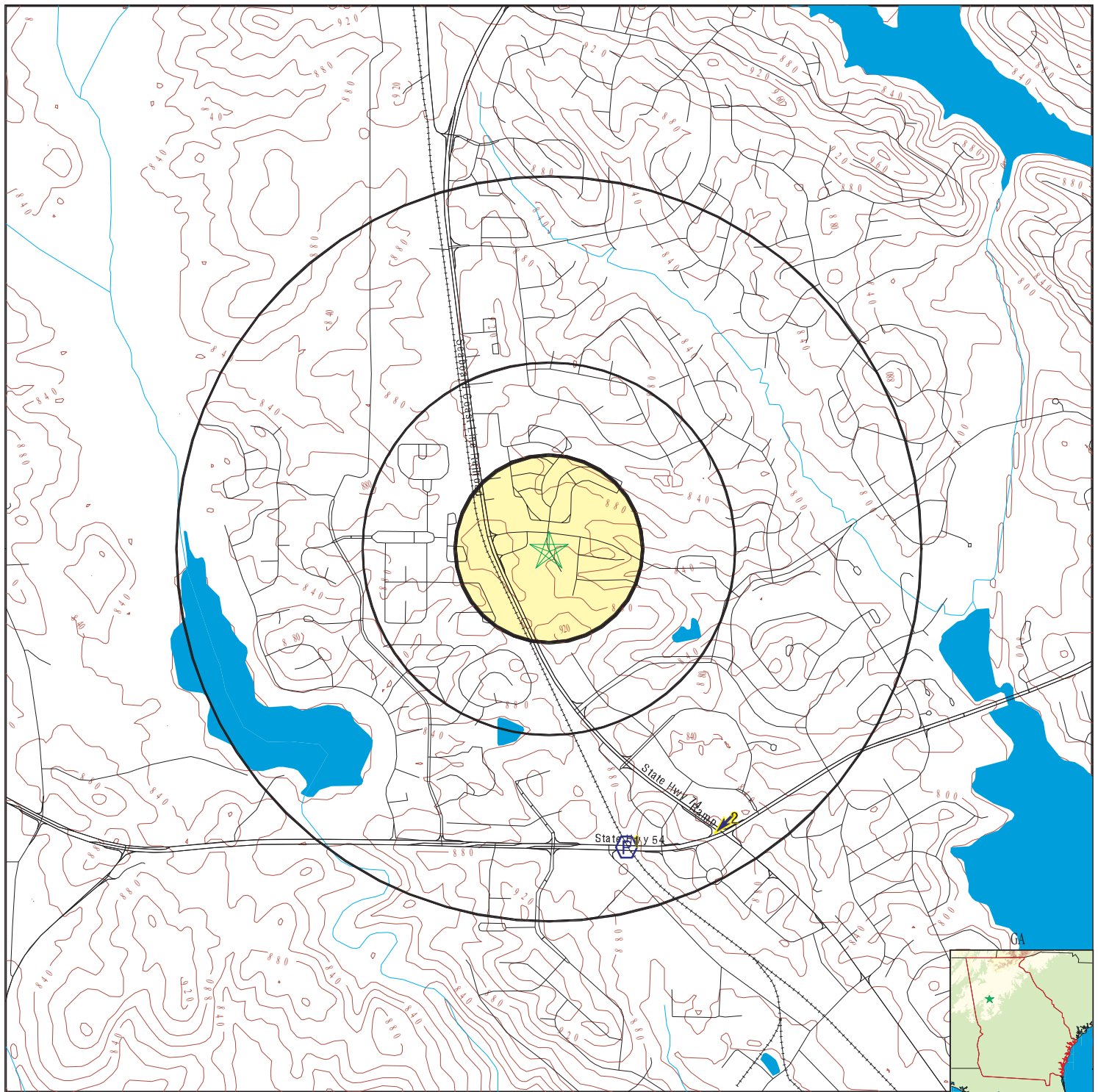
MAP ID

No Wells Found

WELL ID

LOCATION  
FROM TP

# PHYSICAL SETTING SOURCE MAP - 3079482.11s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Wildlife Areas

SITE NAME: Woodsmill Apartments  
 ADDRESS: 102 Wisdom Road  
 Peachtree City GA 30269  
 LAT/LONG: 33.4084 / 84.5991

CLIENT: Env. Compliance & Maintenance  
 CONTACT: Randy Flesher  
 INQUIRY #: 3079482.11s  
 DATE: May 27, 2011 2:50 pm

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database EDR ID Number

**1**  
**SSE**  
**1/2 - 1 Mile**  
**Higher**

**FRDS PWS GA1130030**

PWS ID: GA1130030  
Date Initiated: 7706 Date Deactivated: Not Reported  
PWS Name: FRANK 'N FRIES  
206 HWY. 54 W  
PEACHTREE CITY, GA 30269

Addressee / Facility: Not Reported

Facility Latitude: 33 23 48 Facility Longitude: 084 35 44  
City Served: Not Reported  
Treatment Class: Untreated Population: 00000025

Violations information not reported.

**2**  
**SSE**  
**1/2 - 1 Mile**  
**Lower**

Site ID: 0601121  
Groundwater Flow: SW  
Shallow Water Depth: 13.56  
Deep Water Depth: 15.43  
Average Water Depth: Not Reported  
Date: 7/1996

**AQUIFLOW 23089**

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

### AREA RADON INFORMATION

Federal EPA Radon Zone for FAYETTE County: 2

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

---

Federal Area Radon Information for Zip Code: 30269

Number of sites tested: 7

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.186 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.900 pCi/L	100%	0%	0%
Basement	4.075 pCi/L	75%	25%	0%

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

### USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

### Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

## HYDROLOGIC INFORMATION

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

## HYDROGEOLOGIC INFORMATION

### AQUIFLOW<sup>R</sup> Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

### Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

### SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

### FEDERAL WATER WELLS

#### PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

#### USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

### STATE RECORDS

#### Georgia Public Supply Wells

Source: Georgia Department of Community Affairs

Telephone: 404-894-0127

#### USGS Georgia Water Wells

Source: USGS, Georgia District Office

Telephone: 770-903-9100

#### DNR Managed Lands

Source: Department of Natural Resources

Telephone: 706-557-3032

This dataset provides 1:24,000-scale data depicting boundaries of land parcels making up the public lands managed by the Georgia Department of Natural Resources (GDNR). It includes polygon representations of State Parks, State Historic Parks, State Conservation Parks, State Historic Sites, Wildlife Management Areas, Public Fishing Areas, Fish Hatcheries, Natural Areas and other specially-designated areas. The data were collected and located by the Georgia Department of Natural Resources. Boundaries were digitized from survey plats or other information.

## OTHER STATE DATABASE INFORMATION

### RADON

#### Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

#### EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

### OTHER

#### Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

#### Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### STREET AND ADDRESS INFORMATION

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## **APPENDIX G**

# **RECORD OF COMMUNICATIONS AND INTERVIEWS**

1. User/applicant interview
2. (abandoned properties) Interview of owners and occupants of neighboring properties
3. Documentation of attempts to interview
  - a. Local fire department
  - b. State or local health department or environmental agency
  - c. Local agency responsible for issuance of building permits
  - d. Local agency responsible for issuance of groundwater



HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC.  
COMMUNICATION LOG



Hazclean Project No:	Conducted by: <i>QCS</i>	Date: <i>6/20/11</i>
Site: <i>Wood Hill Apts</i>	<input type="checkbox"/> In Person	
Contact: <i>Ms. Common Mack</i>	<input checked="" type="checkbox"/> Telephone	
Title: <i>Staff Assistant</i>		
Organization: <i>Peachtree City Bldg.</i>	Telephone: <i>770-487-8901</i>	
Address: <i>153 Willow Bend Rd</i>	Fax: ( ) -	
City: <i>Peach City</i>	State: <i>GA</i>	Zip: <i>30269-3104</i>

ITEMS DISCUSSED

*6/20/11*

*Ms Mack stated: No open or outstanding permits on above subject property.*

FOLLOW-UP ACTION AND/OR RECOMMENDATIONS

[illegible]



## **APPENDIX H**

### **AUTHOR CREDENTIALS, DOCUMENTATION OF QUALIFICATION AS AN “ENVIRONMENTAL PROFESSIONAL:**

## QUALIFICATION(S) OF ENVIRONMENTAL PROFESSIONAL(S)

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# Phillip E. Dalton, EP

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**TITLE:** Vice President/Alabama Branch Office

**EDUCATION:** University of Alabama, Birmingham  
Major Course Work: Analytical Chemistry  
Field Application and Field Procedures  
  
Jefferson State Junior College  
Major Course Work: Civil Engineering and Data Processing

**SPECIALIZED TRAINING:** *Environmental Review Procedures for Responsible Entities*,  
by the U.S. Department of Housing and Urban Development (HUD)  
Petrotite Tank Testing  
OSHA 40-Hour Health and Safety  
8-Hour OSHA Supervisory Health and Safety  
Mold Assessment and Remediation in Buildings

**CERTIFICATIONS:** Lead Inspector  
Lead Risk Assessor  
Asbestos Inspector

**Phillip E. Dalton** has more than twenty-five (25) years of experience in conducting Phase I Environmental Site Assessments and RCRA Compliance Audits for commercial and industrial properties. Additionally, he has conducted NEPA Assessments which included Wetlands Delineations and Endangered Species Surveys for state and government projects. He conducts Phase I, II and III underground storage tank (UST) contamination assessments, implementation of remediation projects, and preparation of technical reports and proposals in a professional cost-effective and time-efficient manner for industrial and Superfund sites. Mr. Dalton's training and interest in mold assessment and remediation has been valuable to the Indoor Air Quality program of the Alabama Branch Office where he has conducted numerous indoor air quality (IAQ) investigations for mold-related exposures from water damaged building materials in residential and commercial buildings.

### **SELECTED PROJECT EXPERIENCE:**

**PROJECT MANAGER:** Soil Contamination/Groundwater Contamination Remediation and Clean-Up, CERCLA Superfund Site, Pennsauken, New Jersey. Project responsibilities included director of personnel, implementation of remediation design, project cost and scheduling, health and safety of on-site personnel, and final closure report.

**PROJECT MANAGER:** Soil Contamination/Groundwater Contamination, CERCLA Superfund Site, Elkton, Maryland. Project responsibilities included direction of personnel implementation of subsurface feasibility study to determine the extent of contamination and damage to the environment.

**PROJECT MANAGER:** Full Site Closure on a Coke and Chemical Facility, Philadelphia, Pennsylvania. Project responsibilities included a site assessment of a 160-acre facility, closure and corrective plans, and implementation and director of remediation activities.

**PROJECT MANAGER:** Compliance Audits for Transportation/Trucking Company With Offices in Six (6) States, for Bottling Company with Offices in Five (5) States, and for heavy Equipment Manufacturing Company and Electrical Equipment Manufacturer with Facilities in 15 States. Conducted audits to ensure compliance with State and Federal environmental regulations.

**PROJECT MANAGER:** Phase I Environmental Site Assessment (ESA), Various Locations, United States. Performed 50 ± Phase I ESAs of commercial, industrial, agricultural, retail, and governmental properties for “Innocent Landowner Defense.”

**PROJECT MANAGER:** Hazardous Waste Remediation, Alabama, Louisiana, Texas, Ohio, California, Colorado, Pennsylvania, New Jersey, New York, Illinois, New Mexico, Mississippi, Maryland, and Delaware. Provided on-site supervision during remediation activities. Developed remedial action plans. Prepared and submitted NPDES and SID permits as needed for various sites.

**ASSISTANT PROJECT MANAGER:** Groundwater Contamination Assessment and Remediation Design, BTEX Contamination, Birmingham, Alabama. Project responsibilities included design of groundwater contamination assessment program and implementation of subsurface investigation. Additionally, provided design and implementation of an activated carbon treatment and bio-remediation system.

**PROJECT MANAGER:** Development of Best Management Practices (BMP) Plans for NPDES General Permits. Provided Site Compliance Audits for development of BMP Plans and compliance with the BMP plan.

**PROJECT MANAGER:** Mold and Mold-Related Contamination Plans and Surveys for Attorneys and Insurers. Prepared specifications for remediation, conducted interim and clearance sampling, prepared interim and final reports.

## **APPENDIX I**

### **PREVIOUS PHASE I ENVIRONMENTAL REPORTS (if applicable)**

## **APPENDIX J**

### **NOISE ASSESSMENT DOCUMENTATION**

1. Noise assessment report
2. Noise attenuation plan (if applicable)

**Community  
Planning and  
Development**

About CPD  
Economic Development  
Community Development  
Affordable Housing  
Homeless Assistance  
HUDVet  
Environment  
Environmental  
Contacts  
Review Requirements  
Laws and Regulations  
Training  
Resource Library  
Acquisition/Relocation  
Energy  
HIV/AIDS Housing  
Technical Assistance  
Online Systems/  
Databases  
Library  
Laws and Regulations

**HUD news**

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**Communities**

**Working with HUD**

**Tools**

Webcasts  
Mailing lists  
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Help



## Site DNL Calculator

### Providing Feedback & Corrections

After using the DNL Assessment Tool, following the directions in the User's Guide, users are encouraged to provide feedback on how the DNL Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool. Please send comments or other input to: [ATEC@hud.gov](mailto:ATEC@hud.gov)

### Related Information

- ▶ [Day/Night Noise Level Assessment Tool User Guide](#)
- ▶ [Day/Night Noise Level Assessment Tool Flowcharts](#)

### System Requirements

- ▶ [Internet Explorer 6.0 or above](#)
- ▶ [Adobe Reader](#)
- ▶ Enabling JavaScript

For more information on using the noise calculator, to access the user guidebook, or send comments, please visit the following page:

[\*\*Day/Night Noise Level Electronic Assessment Tool\*\*](#)

Guidelines:

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

Site ID      Woodsmill Apts

Record Date    2011-06-17

User's Name   Phil Dalton

Road # 1 Name: Wisdom Road

Road #1			
Vehicle Type	Cars	Medium Trucks	Heavy Trucks
Effective Distance	625	625	625
Distance to Stop Sign	0	0	0
Average Speed	55	55	55
Average Daily Trips (ADT)	27370	2380	2380
Night Fraction of ADT	15	15	15

Road Gradient (%)			0
Vehicle DNL	46.1525	55.5455	64.4565
Calculate Road #1 DNL	65.0115	Reset	

Railroad #1 Track Identifier: CSX Crossing # 639 479 N

Rail # 1		
Train Type	Electric	Diesel
Effective Distance		710
Average Train Speed		55
Engines per Train		2
Railway cars per Train		100
Average Train Operations (ATO)		30
Night Fraction of ATO		15
Railway whistles or horns?	Yes: No:	Yes: No:
Bolted Tracks?	Yes: No:	Yes: No:
Train DNL		63.9647
Calculate Rail #1 DNL	63.9647	Reset

Add Road Source

Add Rail Source

Airport Noise Level Less than 55

Loud Impulse Sounds? Yes No

Combined DNL for all  
Road and Rail sources 67.4928

Combined DNL including Airport NaN

Site DNL with Loud Impulse Sound

Calculate

### Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**  
Cancel the project at this location [DNL Calculator](#)
- **Other Reasonable Alternatives**  
Choose an alternate site [DNL Calculator](#)
- **Mitigation**
  - **Contact your Field or Regional Environmental Officer - [Environmental Contacts](#)**
  - **Increase mitigation in the building walls** (only effective if no outdoor, noise sensitive areas).
  - **Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses** [DNL Calculator](#)
  - **Incorporate natural or man-made barriers.** See [The Noise Guidebook](#)
  - **Construct noise barrier.** See the [Barrier Performance Module](#)

Refresh



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## **NOISE ATTENUATION PLAN**

Noise from all sources at the Woodsmill Apartment complex was calculated to be 67.5 dB. This is from roadway and railway noise. The subject site is 5 miles of a civil airport but it only handles 3 to 4 private jets per day. The 65 dB noise contour would be located on the airport property.

23 dB of noise attenuation is required to bring interior noise levels to below 45 dB. Information was provided by Empire Construction on the design of the exterior walls and replacement doors and windows that will be installed during the rehabilitation project.

The reduction of noise from construction techniques was calculated using the HUD Noise Guidebook, Chapter 4 and the Chapter 4 Supplement, Sound Transmission Class Guidance.

It was calculated that the type of materials used in the rehabilitation project would result in a 43 dB reduction in noise for the 1<sup>st</sup> floor and a 37 dB reduction in noise for the 2<sup>nd</sup> floor. This would bring the noise levels inside the apartment to acceptable levels.

Figure 19 (Description of Noise Attenuation Measures) and the statement of work are attached.

**Figure 19**  
**Description of Noise Attenuation Measures**  
**(Acoustical Construction)**

**Part I**

Project Name Woodsmill Apartments

Location 102 Wisdom Road Peachtree City, GA

Sponsor/Developer Peachtree City Housing II, LLLP

Noise Level (From NAG) 67.5 Attenuation Required 23

Primary Noise Source(s) Roadway Noise

**Part II**

**1. For Walls (s) facing and parallel to the noise source(s) (or closest to parallel):**

**a. Description of wall construction\***

1st Floor - face brick, 1/2" wall space, 3/4" insulation board sheathing, 2X4 studs 16" oc, fiberglass insulation, 5/8" gypsum board  
 2nd Floor - Cementitious 3/4" insulation board sheathing, 2X4 studs 16" oc, fiberglass insulation, 5/8" gypsum board

b. STC rating for wall (rated for no windows or doors): 56

c. Description of Windows: Single hung 30X48 vinyl clad casement windows sealed with non-expanding foam, insulating glass

d. STC rating for window type 29

e. Description of doors 3X7 steel faced door, 1 3/4" thick, rigid polyurethane core.

f. STC rating for doors 26

g. Percentage of wall (per wall, per dwelling unit) composed of  
 windows 1st Floor - 7.5% and doors 1st Floor - 9%  
2nd Floor - 10% 2nd Floor - .7%

h. Combined STC rating for wall component 1st Floor - 43  
2nd Floor - 37

**2. For walls perpendicular to noise source(s):**

a. Description of wall construction\* Same as above

b. STC rating for wall (rated for no windows or doors) Same as above

c. Description of windows Same as above

d. STC rating for windows Same as above

e. Description of doors Same as above

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f. STC rating for doors \_\_\_\_\_ Same as above \_\_\_\_\_

g. Percentage of wall (per wall, per dwelling unit) composed of windows \_\_\_\_\_ and doors \_\_\_\_\_

h. Combined STC rating for wall component \_\_\_\_\_

3. Roofing component (if overhead attenuation is required due to aircraft noise):

a. Description of roof construction \_\_\_\_\_

\_\_\_\_\_ Not Applicable \_\_\_\_\_

b. STC rating (rated as if no skylights or other openings) \_\_\_\_\_ Not Applicable \_\_\_\_\_

c. Description of skylights or overhead windows \_\_\_\_\_ Not Applicable \_\_\_\_\_

\_\_\_\_\_

d. STC rating for skylights or overhead windows \_\_\_\_\_ Not Applicable \_\_\_\_\_

e. Percentage of roof composed of skylights or windows (per dwelling unit) \_\_\_\_\_ Not Applicable \_\_\_\_\_

f. Percentage of roof composed of large uncapped openings such as chimneys \_\_\_\_\_ Not Applicable \_\_\_\_\_

g. Combined STC rating for roof component \_\_\_\_\_ Not Applicable \_\_\_\_\_

\_\_\_\_\_ Not Applicable \_\_\_\_\_

4. Description of type of mechanical ventilation provided \_\_\_\_\_

\_\_\_\_\_ Central Air Conditioning and Heating \_\_\_\_\_

Prepared by \_\_\_\_\_ Phillip Dalton - based on information given by Empire Construction \_\_\_\_\_

Date: \_\_\_\_\_ June 21, 2011 \_\_\_\_\_

\*If walls contain vents or similar openings, attach a description of duct arrangement and insulation and a statement of how much the wall STC is reduced by the presence of the vent.

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## Windridge Apartments Scope of Work

This Scope of Work for the rehabilitation of Windridge Apartments, Buford, Georgia (the "Project") is based on the Physical Needs Assessment and the Earthcraft Multifamily Renovation Worksheet ("Worksheet") for the Project. Empire Construction Company ("Contractor"), as general contractor, will provide all necessary labor, materials, equipment, tools, and insurance to Buford II Housing, LLLP ("Owner") and complete the items included within this Scope of Work in compliance with all Georgia Department of Community Affairs ("DCA") minimum requirements, including, without limitation, the 2011 Qualified Allocation Plan ("QAP") and 2011 Architectural Manual (the "Architectural Manual"), unless a waiver is obtained from DCA prior to construction. In order to meet the DCA energy efficiency and sustainable building practice requirements, Contractor will ensure that the completed project meets Georgia Energy Codes for glazing performance, air leakage, moisture control, insulation, equipment efficiency, duct and building enveloping sealing. The completed project shall attain a HERS rating of 85 or less and Contractor shall obtain verification of such rating from a certified HERS rater.

	Trade Item	Scope, Materials, and Specifications
1.	<b>DEMOLITION</b>	
	Office and Maintenance Building	Demolish existing office and maintenance building down to slab.
	Building Exteriors	Remove all vinyl siding (including soffits, eaves, etc.) from building exteriors.
	Building Interiors	Remove all interior appliances, flooring, finishes, fixtures, cabinets, doors, mechanical, electrical, and plumbing services, after which all structural members of the interior will be exposed.  Salvage, recycle, or reuse appliances, carpet, drywall, cabinets, doors, vinyl siding, wood and other materials according to the Worksheet.
2.	<b>EARTH WORK, LANDSCAPING AND IRRIGATION</b>	
	Earth Work	Regrade and re-establish existing drainage as needed to provide a minimum 2% slope away from each building.  Submit erosion control site plan to meet EarthCraft requirements and use redundant mulch, compost, or straw bales to achieve erosion control.
	Landscaping	Install additional landscaping around all buildings to include sod, mulch, native and drought tolerant shrubbery, trees, landscaping blocks, etc. at all bare and disturbed areas. Trim existing trees and shrubs, add mulch to all flower beds, replace existing landscaping timbers with concrete retaining blocks, remove trees and underbrush as requested by Owner, and seed all disturbed areas not sodded.
	Irrigation	Clean all drop inlets and catch basins. Install new irrigation system serving all landscaped areas throughout the property; repair areas of landscaping around building foundations to allow proper runoff drainage; repair any other irrigation problems.
3.	<b>SITE IMPROVEMENTS</b>	
	Fencing	Install new decorative fencing at the entrance of the property. Replace damaged fencing around property perimeter.
	Bus Stop	Install prefab aluminum and glass bus stop enclosure with bench.
	Community / Office/ Maintenance Building	Construct new approximately 2000 s.f. community, office, and maintenance building on existing office/maintenance building slab

	Trade Item	Scope, Materials, and Specifications
		containing a management office, maintenance room, computer area, exercise room, community laundry area, restrooms, and kitchenette. The building exterior should match the other buildings in the community.
	Playground	Install new playground equipment, and benches; pressure wash surface.
	Gazebo	Construct a new gazebo with bench seating.
	Picnic area	Install new covered picnic area to include tables, benches, and grills.
	Dumpsters	Remove and replace dumpster pads and enclosures. Provide two 6 inch minimum pipe bollards at the rear of each dumpster enclosure. Provide a privacy fence on 3 sides of existing dumpster locations and add gate at front of dumpster.
	Site lighting	Install additional site lighting (locations to be approved by owner and architect).
	Monumental entrance sign	Install new brick entrance monument sign and install new light fixtures.
4.	<b>ROADS</b>	
	Paving	Overlay existing parking areas and drives with 1.5" asphalt paving and work on transition to concrete areas (transition work to be approved by owner and architect). Remove/Repair/Replace damaged areas of existing base. Restripe all parking and HC spaces and aisles to meet ADA requirements. Install additional HC spaces as required to meet ADA requirements.
5.	<b>CONCRETE AND MASONRY</b>	
	Curb and gutter	Saw-cut and replace all settled, racked, heaved, and deteriorated sections of sidewalk that can be considered potential trip hazards.
	Sidewalks	Install HC accessible sidewalks and ramps to each HC apartment, office building, mail center, dumpster, and amenities. Tie ramps into existing curbs, sidewalks, and streets. Pressure wash all sidewalks.
	Balconies and Stairs	Repair or replace concrete on balconies and stairs.
	Brick	Tuck point up to 5% of existing brick veneer matching the existing mortar as closely as possible and pressure wash all brick exterior surfaces.
6.	<b>UTILITIES</b>	
	Sewer service	Jet and video sanitary sewer lines.
7.	<b>METALS</b>	
	Stairs and porches	Remove and replace perimeter flashing and metal support pans as needed on all balconies. Add steel inner support beams under all balconies and porches. Add stair rails to all stairs.
8.	<b>ROUGH CARPENTRY</b>	
	Framing	Replace all rotten studs.  Install blocking in HC units as needed for ADA items, shelving, fixtures, accessories, and other installations.  Install framing for roof extensions to cover all exposed porches.

	Trade Item	Scope, Materials, and Specifications
	Floor decking	Repair or replace squeaky, delaminated, and rotten floor decking in upper floors. Repair damaged upper floors and add ¼” overlay in non-carpeted flooring areas.
	Attic	Seal attic draft stop penetrations. Make any renovations needed to allow for sufficient attic access. Patch as required all attic fire-rated separation walls to meet current code requirements and modify roof ventilation per code as a result of any fire-rated separation wall modifications (turtle vents, etc.).
	Exterior wood	Remove and replace headers on all porches and stairs.
9.	<b>FINISH CARPENTRY</b>	
	Door trim	Install new wood door jabs
	Window trim	Install new window trim
	Exterior trim including shutters	Remove and replace all damaged or rotten exterior wood trim. Add shutters.
	Interior trim including wood base	Remove and replace all damaged or rotten interior wood trim.
10.	<b>WATERPROOFING AND INSULATION</b>	
	Waterproofing	Install builder’s wrap to all areas receiving new exteriors. Seal all exterior penetrations of new brick and siding exteriors.
	Insulation	<p>Install wall batt insulation to achieve R-15 rating in all exposed wall cavities.</p> <p>Air seal and insulate previously non-insulated band joist between floors to achieve R-19 rating.</p> <p>Add blown insulation to existing attic insulation to achieve R-38 rating.</p> <p>Install sound insulation as needed to mitigate DNL to below 65 dB.</p>
11.	<b>ROOFING</b>	
	Roof extensions	Construct roof extensions to fully cover porches and stairs on front and back of all buildings.
	Gutters and downspouts	Install aluminum 5 inch gutters, downspouts and leaf guards to discharge water 5 feet away from building foundations; replace gutters and downspouts in rear of buildings and install new gutters, downspouts, and leaf guards at the front of all buildings to discharge water 5 feet away from building foundations. Add gutter guards to all gutters. Add concrete splash blocks at all downspouts.
12.	<b>SIDING</b>	
	Siding	<p>Remove all vinyl siding and trim install new 8.25” (7” exposure) primed fiber cement horizontal lap siding with 4/4 trim accessories. Minimum warranty 25 years.</p> <p>Install Tybek house wrap to exterior of building prior to lap siding installation.</p> <p>Install vented vinyl soffit (.048) and aluminum fascia (.019) at eaves and overhangs.</p> <p>Install 4/4 primed fiber cement trim boards at frieze locations under</p>

	Trade Item	Scope, Materials, and Specifications
		<p>eaves and overhangs.</p> <p>Install 4/4 x 4" primed fiber cement trim boards above brick at base of lap siding, with aluminum flashing (.019) above trim.</p> <p>Install 9" window tape to exterior window surrounds, aluminum head flashing (.019) and 4/4 x 4" primed fiber cement trim boards to window surrounds.</p> <p>Install Aluminum head flashing (.019) above exterior doors at siding locations only.</p> <p>Install smooth, solid, primed fiber cement panel sheet siding and fiber cement trim to exterior porch ceilings.</p> <p>Replace existing vents with paintable vinyl triangle gable vents.</p>
13.	<b>DOORS AND HARDWARE</b>	
	Interior Doors	<p>Replace mechanical closet bi-fold doors with louvered wood door unit. Replace all other interior doors with swing type doors, frames and trim and repair sheetrock as required at removed/installed doors.</p>
	Exterior Doors	<p>Replace apartment building entry doors with insulated metal doors (including door frames and trim); Must have peephole and have minimum clear width of 34"; New doors at HC units and office must meet HC height thresholds); paint doors, frames, etc. Door perimeters and air gaps in all surrounding framing should be sealed with a non-expanding foam product. Replace exterior storage room doors and common area doors with metal doors.</p>
	Hardware	<p>Replace apartment building entry door hardware (passage set, dead bolt lock, and peep hole) and replace metal storage room door and common area door hardware. Interior side of dead bolt lock should have thumb latch. Double keyed deadbolt locks are prohibited. All locks to be master keyed or keyed per owner's instructions. Replace all interior door hardware (excluding door hinges). All HC unit and office building doors must have lever hardware.</p>
14.	<b>WINDOWS AND GLASS</b>	
	Windows	<p>Replace all windows with new Energy Star rated double paneled vinyl windows with a minimum U value rating and a Solar Heat Gain Coefficient of less than 0.4; repair interior window sills as needed and air gaps in all surrounding framing should be sealed with a non-expanding foam product; new windows at bedrooms must have dimensions that comply with the applicable egress code.</p>
	Mirrors	<p>Install a medicine cabinet with mirror front in each bathroom. Install mirrors only in ADA compliant bathrooms in place of medicine cabinets.</p>
15.	<b>DRYWALL</b>	
	Walls	<p>Install new moisture resistant drywall in areas of repair work and/or trade cuts. Install new knockdown water resistant drywall in bathrooms.</p>
	Ceilings	<p>Install new smooth drywall; drywall should be water resistant in bathrooms.</p>

	Trade Item	Scope, Materials, and Specifications
16.	<b>TILE WORK AND FLOORING</b>	
	Tub surrounds	Install new 4 piece fiberglass bathtub surrounds in all units.
	Vinyl	Replace vinyl flooring in kitchens and baths and in common areas with plank flooring in color and style chosen by Owner; provide new wood shoe mold trim at existing wood bases, caulk joint between new shoe mold and flooring; provide 20 s.f. non-skid flooring door sweep at all apartment entrance from doors that are to receive new carpet or vinyl is replaced with plank flooring.
	Carpet	Remove and dispose of existing carpeting and install new carpet and pad in apartment units and office building. All carpet should be HUD Severe Use, low VOC certified by the Carpet & Rug Institute, and consist of a minimum of 50% recycled material.
17.	<b>PAINTING</b>	
	Prep work	Pressure wash all paintable surfaces prior to repainting.
	Exterior	Caulk, prime, and paint all previously painted surfaces in color and style chosen by Owner.
	Interior	Caulk, prime, and paint all interior walls and ceilings (2 coats semi-gloss on kitchens and bath walls; 2 coats eggshell on ceilings and all other walls)
	Doors and trim	Prime and paint all doors and trim (2 coats semi-gloss)
	Handrails and stairs	Prime and paint all handrails, stairs, etc. (2 coats semi-gloss)
		All paints should be low VOC paints and conform to EarthCraft requirements.
18.	<b>SPECIALTIES</b>	
	Signage	Replace all property signage (Buildings, Unit Entry Doors, Office, Laundry, etc.). Install large building and apartment identification numbers (6" high minimum). Add HC accessible parking signs and posts.
	Bathroom accessories	Replace bath accessories (including medicine cabinets, faucets, tp holder, towel bars, shower head, shower rod, soap dish, and toothbrush holder). Medicine cabinets must be minimum 14" x 24" and be hung with the top of the mirror a minimum of 6' above finish floor
	Fire extinguishers	Provide a 5lb. ABC rated dry chemical fire extinguisher for all apartment units, office, and community building.
	Shelving	Install new ventilated shelving in closets in all units.
	Stovetop fire suppression	Install Range Queens above range in all units and community building kitchen
19.	<b>CABINETS AND COUNTERTOPS</b>	
	Kitchens	Replace all apartment and common area cabinets and countertops with new wood cabinets and countertops. Cabinets must have solid wood dual sidetrack drawers and no laminate or particleboard fronts for doors or drawer fronts; cabinets must meet HUD severe use specifications; provide wire loop pulls in HC kitchen and bath cabinet drawers and doors

	Trade Item	Scope, Materials, and Specifications
	Bathrooms	Install new vanities with cultured marble countertops and sinks, lavatory faucets, and lavatory pop-ups and seal/caulk holes at all wall penetrations of plumbing lines in all units and common area bathrooms. Vanities to have a drawer and/or storage area, vanity tops.
20.	<b>APPLIANCES</b>	
	Refrigerators	Replace refrigerators with minimum 18 c.f. Energy Star refrigerator with ice maker. Should be HC accessible in all HC units and community building kitchenette.
	Ranges	Replace electric ranges. HC accessible unit and community kitchenette ranges should have front controls and be self cleaning.
	Range hoods	Replace range hoods. Install new range hood exhaust ducts or wall caps if needed to vent to the exterior of the building. Provide hood light & fan wall switch in HC units and community kitchen. Install Range Queens above range.
	Dishwashers	Install Energy Star dishwasher with circuit.
	Microwaves	Install Energy Star under cabinet mounted microwave with circuit. With exhaust fan above range on non-HC units, on counter in HC units without exhaust fan.
	Disposals	Install new hardwired garbage disposals in all units and kitchenette.
	Washers and Dryers	Install new Energy Star rated washer and dryer units in the community laundry area. Washers should be front loading.
21.	<b>BLINDS AND SHADES</b>	
	Blinds	Replace all window blinds with 1" vinyl blinds.
22.	<b>FURNITURE</b>	
	Community building	Install exercise room equipment in community center with minimum of 3 nautilus type work-out machines. Add computers, scanners, and printers w/ internet connections to computer area.
	Office and common area	Replace office and common area furnishings.
23.	<b>PLUMBING</b>	
	Pipes and water lines	Install shutoff valves for hot and cold water pipes at each building. Replace all domestic water lines with CPCV lines.
	Kitchen	Replace all kitchen sinks and faucets. New faucets should include vegetable sprayer and strainers
	Bathroom	Replace all bathtubs with 4 piece fiberglass tub unit and tub surrounds; replacement to HC baths to include ADA compliant grab bars and seat; repair and replace base at all bathtub floor locations as necessary, seal joint at tub/floor prior to installing base; provide ADA compliant roll-in showers in HC units. Replace all shower heads with maximum 2.0 gal/min. Replace all tub faucets with less than 2.0 gal/min. Replace all bathroom sinks. Replace all bathroom faucets. Replace toilets with 1.6 gal/flush toilet in same spot to meet EarthCraft requirements; provide new seal at floor. Must be ADA compliant in HC units and common area bathrooms.

	Trade Item	Scope, Materials, and Specifications
	Water heater	Replace all water heaters with new high efficiency electric water heaters with minimum energy factor of 0.93 or greater. Install drain lines and pans.
24.	<b>HVAC</b>	
	HVAC	Replace HVAC systems with new air handlers, condensing units, freon lines, thermostats, etc. New system should be an enclosed unit and have SEER 14 or above rating; provide new electrical exterior disconnects, wiring, etc. and PVC/concrete pads at A/C condenser units, existing condensate lines to be replaced if needed. Replace all HVAC ceiling, floor and wall grilles. Repair mechanical closets and provide new VCT and paint; foam seal condensate lines where they exit closets. All air filters should have a minimum 30% dust spot efficiency. Contractor will have the duct and building envelope leakage measured by a certified HERS rater who is to verify that the HVAC system duct leakage rate and dwelling unit air infiltration rate meets or exceeds the Energy Star Builder Option Package requirements for the appropriate project specific climate zone.
	Bathroom ventilation fans	Replace and install new bath fans; provide new exterior bath exhaust vent covers. Fan should have a maximum sound level of 2.0 sones, minimum 80cfm, and minimum efficiency level of 1.4 cfm/watt and should be connected to the light switch.
25.	<b>ELECTRICAL</b>	
	Interior light fixtures	Replace all interior light fixtures with new Energy Star light fixtures. At least 80% of interior light fixtures shall be fluorescent lights.
	Exterior lighting	Replace all exterior lighting with new Energy Star lighting.
	Ceiling fans	Install 2 Energy Star rated ceiling fans per unit. Add wire to allow fan and fan light to switch separately
	Wiring	Install ground fault receptacles and under cabinet lighting at sink. Provide new GFI electric outlets as required by code at all apartment units kitchens/baths and the office building. Install additional circuits in kitchens so there are dedicated circuits for the microwave, dishwasher, and disposal.
	Outlets and switches	Replace all electrical devices and cover plates. Switches should be relocated in HC units as necessary to meet ADA specifications.
	Breakers	Install Arc-Fault breakers where required by code or otherwise requested by Owner.
26.	<b>COMMUNICATION SYSTEMS</b>	
	Wiring, outlets, jacks	Install CAT5 or better cable TV, telephone, and internet wiring to each living room and bedroom.
27.	<b>SAFETY SYSTEMS</b>	
	Smoke detectors	Install hard-wired fire alarm detectors w/ battery backup in each bedroom and the apartment unit hall adjacent to the bedrooms; all detectors to be wired in series.
	Security Cameras	Install a 15 camera video security system with a minimum of 2 PTZ cameras.

	Trade Item	Scope, Materials, and Specifications
28.	<b>CLEANING AND CONSTRUCTION DUMPSTERS</b>	
	Cleaning	Contractor will leave each unit free of debris at the end of each work day and will extensively clean each unit after completion of work in the unit prior to turning the unit over to Owner.
	Dumpsters	Contractor will provide roll off dumpsters for removal and disposal of all construction related debris. Contractor will provide recycling dumpsters for disposal of all work crew beverage containers, cardboard boxes, metal, wood, drywall, carpet, and other items to be recycled.
29.	<b>ACCESSIBILITY</b>	
	Common Areas	All common area interiors and exteriors (including the office) will be accessible and have an accessible route to the area meeting the applicable accessibility requirements.
	Public Bathrooms	Public bathroom accessories and fixtures should be ADA compliant.
	HC unit improvements	Retrofit all HC units to meet current ADA requirements. Rework 2 HC units w/ hearing & sight impaired accessories including strobe equipped door bell light at the living room and at the smoke detector units and bath strobe units and electrical outlets adjacent to existing telephone outlets.
	Accessibility Review / Inspection	Construction documents shall be reviewed by a 3 <sup>rd</sup> party reviewer prior to construction per DCA template and requirements and a 3 <sup>rd</sup> party accessibility consultant shall perform 3 inspections during construction with inspection reports to be provided to DCA are required in the QAP.

## **APPENDIX K**

### **ADDITIONAL HOME REQUIREMENTS (If applicable)**

1. HOME and HUD Environmental Questionnaire
2. HOME and HUD Questionnaire supporting documentation
3. 8-Step process for floodplains and wetlands

# HOME and HUD ENVIRONMENTAL QUESTIONNAIRE

**Instructions:** The following questionnaire must be completed and included as part of the Phase I Report at Application Submission for HOME/HUD funded Projects, including but not limited to PBRA and NSP. All appropriate documentation, including the Owner Environmental Questionnaire and Disclosure Statement, should be used in completing the questionnaire.

Part A of this form should be completed by the Applicant, while Part B of this form should be completed by the Environmental Professional and Part C should be completed jointly by the Applicant and the Environmental Professional.

Please note that, if this project is funded, the completion of this Questionnaire facilitates DCA's ability to quickly complete the Request for the Release of Funds Process, which must be submitted to the US Department of Housing and Urban Development for approval before DCA can release the HOME funds (See 2011 Qualified Allocation Plan, Threshold Criteria, Section 6, Subsection C (3)). The Comments and Source Documentation categories should be used to detail review findings and list the sources of such findings. Source documentation should clearly list the name of the reference document and the corresponding page number where the information can be located. N/A is not an acceptable response for Part C questions. **Tabbing of reference materials is strongly encouraged to expedite the review. Incomplete questionnaires may result in significant delays in the Request for the Release of Funds.**

## **PART A—TO BE COMPLETED BY THE APPLICANT**

Project Name: Woodsmill Apartments

Project Location Address: 102 Wisdom Road

City: Peachtree City, County: Fayette, State: GA Zip: 30269

Contact person: David Morrow Telephone number: 205-759-5781

Estimated Project Costs (from Application): \$6,688,937

Has the project completed a federal environmental review and received a clearance (i.e. 4128)? N/A If so, who performed the review? \_\_\_\_\_

\*Make sure to attach it to this document

Project site is in a location described as (check all that applies):

Central city	_____	Rehabilitation	<u>X</u>
Suburban	<u>X</u>	In developing rural area	_____
Infill urban development	_____	In undeveloped area	_____
New construction	_____		
Other	_____		

Project Description-should provide location specific information and geographic boundaries, as well as a delineation of all activities included in the overall scope of the project. Also include funding sources.

**The project is an existing multifamily development located in Peachtree City, GA. A rehabilitation scope of work is attached.**

**Planning/Zoning (complete only if new construction)****Yes      No**

( )      ( )      Is the project in compliance or conformance with the local zoning?

Comments:

Source Documentation:

If no or not applicable, please explain.

If yes, provide the following documentation:

Attach a zoning map with the project location(s) identified or a letter from the Local Unit of Government or Municipality

**Water, Supply, Sanitary Sewers, and Solid Waste Disposal (complete only if new construction)****Yes      No**

( )      ( )      Is the site served by an adequate and acceptable water supply

( )      ( )      Municipal Private sanitary sewers and waste water disposal systems

( )      ( )      Municipal Private trash collection and solid waste disposal

( )      ( )      Municipal Private If the water supply is non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies?

( )      ( )      If the sanitary sewers and waste water disposal systems are non-municipal, has an acceptable "system" been approved by appropriate authorities and agencies?

Comments:

Source Documentation:

Letters from appropriate authorities granting approval if a non-municipal water supply system, sanitary sewer and/or waste water disposal system will be used.

**Schools, Parks, Recreation, and Social Services (complete only if new construction)****Yes      No**

( )      ( )      Will the local school system have the capability to service the potential school age children from the project?

( )      ( )      Are parks and play spaces available on site or nearby?

( )      ( )      Will social services be available on site or nearby for residents of the proposed project?

Comments:

Source Documentation:

Provide approximate distances if the above services are not on the project site.

**\*\*Does not apply to Senior projects.****Emergency Health Care, Fire and Police Services (complete only if new construction)****Yes      No**

( )      ( )      Are emergency health care providers located within reasonable proximity to the proposed project?

( )      ( )      Are police services located within reasonable proximity to the proposed project?

( )      ( )      Is fire fighting protection municipal volunteer adequate and equipped to service the project?

Comments:

Source Documentation:

Provide approximate response times for the above listed services.

**Commercial/Retail and Transportation (complete only if new construction)****Yes      No**

( )      ( )      Are commercial/retail shopping services nearby? Provide approximate distances

( )      ( )      Is the project accessible to employment, shopping and services by public transportation or private vehicle?

Specify if whether it is public or private transportation.

- ( ) ( ) Is the project accessible to employment, shopping and services by public transportation or private vehicle?  
 Specify if whether it is public or private transportation.  
 ( ) ( ) Is adequate public transportation available from the project to these facilities?  
 ( ) ( ) Are the approaches to the project convenient, safe and attractive?

Comments:

Source Documentation:

**Nuisances and Hazards (complete only if new construction)**

Will the project be affected by natural hazards:

Yes	No		Yes	No	
( )	( )	Faults, fracture	( )	( )	Slope-failures from rains
( )	( )	Wind/sand storm concerns	( )	( )	Poisonous plants, insects, animals
( )	( )	Fire hazard materials	( )	( )	Unprotected water bodies
( )	( )	Cliffs, bluffs, crevices	( )	( )	Hazardous terrain features

Will the project be affected by built hazards and nuisances:

Yes	No		( )	( )	
( )	( )	Hazardous street	( )	( )	High-pressure gas or liquid petroleum transmission lines on site
( )	( )	Inadequate screened drainage catchments	( )	( )	Inadequate street lighting
( )	( )	Dangerous intersection	( )	( )	Overhead transmission lines
( )	( )	Hazards in vacant lots	( )	( )	Quarries or other excavations
( )	( )	Through traffic	( )	( )	Hazardous cargo transportation routes
( )	( )	Chemical tank-car terminals	( )	( )	Dumps/sanitary landfills or mining
( )	( )	Inadequate separation of pedestrian / vehicle traffic	( )	( )	Oil or gas wells
( )	( )	Other hazardous chemical storage	( )	( )	Railroad crossing
( )	( )	Children's play areas located next to freeway or other high traffic way	( )	( )	Industrial operations
					Other (specify): _____

Will the project be affected by any of the following nuisances:

( )	( )	Gas, smoke, fumes	( )	( )	Glare from parking area
( )	( )	Unightly land uses	( )	( )	Vermin infestation
( )	( )	Odors	( )	( )	Vacant/boarded-up buildings
( )	( )	Front-lawn parking	( )	( )	Industrial nuisances
( )	( )	Vibration	( )	( )	Other (specify): _____
( )	( )	Abandoned vehicle			

Comments:

Source Documentation:

If Yes, please attach photographs of the hazards or nuisances and an explanation any planned mitigation measures.

**Newspaper Contact Information**

Name of local newspaper: Fayette County News

Address: P.O. Box 96 Fayetteville, Georgia 30214

City: Fayetteville State: Georgia

Telephone number: 770-461-6317 x 201 Fax number: 770-460-8172

Contact name for Classifieds/Legal/Public Notice: Ryan Tribble

Contact email address for Classifieds/Public Notice: legals@fayette-news.com

## PART B—TO BE COMPLETED BY THE ENVIRONMENTAL PROFESSIONAL

### Environmental Laws and Authorities Resource Guide

Along with the 2009 Environmental Manual, the list that follows is to assist the Environmental Professional in the completion of this Questionnaire.

#### HUD and HOME Environmental Questionnaire Guidance

HUD website ([www.hud.gov](http://www.hud.gov))

#### HUD Handbook 1390.2 (available at

<http://www.hud.gov/offices/adm/hudclips/handbooks/cpdh/1390.2/index.cfm>)

Floodplain Management (24 CFR Part 55)

Historic Preservation (36 CFR Part 800)

Noise Abatement (24 CFR Part 51 Subpart B)

Hazardous Operations (24 CFR Part 51 Subpart C)

Airport Hazards (24 CFR Part 51 Subpart D)

Protection of Wetlands and Floodplains (E.O. 11990 and E. O. 11988)

Toxic Chemicals & Radioactive Materials (§50.3(i))

Other § 50.4 authorities – see HUD website

(e.g., endangered species, farmlands protection, flood, insurance, environmental justice)

### Unique Natural Features and Areas

- | Yes                   | No                               |  |
|-----------------------|----------------------------------|--|
| <input type="radio"/> | <input checked="" type="radio"/> | Is the site near natural features (i.e., coastal bluffs, waterfalls or cliffs) or near public or private scenic areas? |
| <input type="radio"/> | <input checked="" type="radio"/> | Are other natural resources visible on site or in vicinity?  |
| <input type="radio"/> | <input checked="" type="radio"/> | Will any such resources be adversely affected or will they adversely affect the project?                               |

Comments:

The subject site is not near natural features or public or private scenic areas.

Source Documentation: **If Yes, attach photographs of the natural feature(s).**

### Site Suitability, Access, and Compatibility with Surrounding Development

- | Yes                              | No                               |  |
|----------------------------------|----------------------------------|--|
| <input type="radio"/>            | <input checked="" type="radio"/> | Has the site has been used as a dump, sanitary landfill or mine waste disposal area? |
| <input checked="" type="radio"/> | <input type="radio"/>            | Is there paved access to the site? <b>If yes, please explain below</b>               |
| <input type="radio"/>            | <input checked="" type="radio"/> | Are there other unusual conditions on site? <b>If yes, please explain below</b>      |

Is there indication of:

- |                       | Yes                              | No                               |  |
|-----------------------|----------------------------------|----------------------------------|--|
| <input type="radio"/> | <input checked="" type="radio"/> |                                  | distressed vegetation                    |
| <input type="radio"/> | <input checked="" type="radio"/> |                                  | oil/chemical spills                      |
| <input type="radio"/> | <input checked="" type="radio"/> |                                  | waste material/containers:               |
| <input type="radio"/> | <input checked="" type="radio"/> |                                  | abandoned machinery, cars, refrigerators |
|                       | <input type="radio"/>            | <input checked="" type="radio"/> | soil staining, pools of liquid           |
|                       | <input checked="" type="radio"/> | <input type="radio"/>            | transformers, fill/vent pipes, pipelines |
|                       | <input checked="" type="radio"/> | <input type="radio"/>            | drainage structures                      |
|                       | <input type="radio"/>            | <input checked="" type="radio"/> | loose/empty drums, barrels               |

Will the project be unduly influenced by:

- |                       |                                  |  |                       |                                  |   |
|-----------------------|----------------------------------|--|-----------------------|----------------------------------|---|
| <input type="radio"/> | <input checked="" type="radio"/> | Building deterioration   | <input type="radio"/> | <input checked="" type="radio"/> | Heavy industry Incinerators                   |
| <input type="radio"/> | <input checked="" type="radio"/> | Transition of land uses  | <input type="radio"/> | <input checked="" type="radio"/> | Power generating plants                       |
| <input type="radio"/> | <input checked="" type="radio"/> | Postponed maintenance  | <input type="radio"/> | <input checked="" type="radio"/> | Cement plants?                                |
| <input type="radio"/> | <input checked="" type="radio"/> | Incompatible land uses   | <input type="radio"/> | <input checked="" type="radio"/> | Large parking facilities (1000 or more cars)? |
| <input type="radio"/> | <input checked="" type="radio"/> | Obsolete public facilities   | <input type="radio"/> | <input checked="" type="radio"/> | Heavy traveled highway (6 or more lanes)?     |
| <input type="radio"/> | <input checked="" type="radio"/> | Inadequate off-street parking  | <input type="radio"/> | <input checked="" type="radio"/> | Oil refineries                                |
| <input type="radio"/> | <input checked="" type="radio"/> | Are there air pollution generators nearby which would adversely affect the site? | <input type="radio"/> | <input type="radio"/>            | Other(specify)? _____                         |

Comments: The subject site is developed with the Woodsmill Apartment complex. This is an existing apartment complex and this application is for rehabilitation. Electrical Power is underground with pad-mounted transformers on the property. Stormwater drainage from parking areas exists at the subject site.

Source Documentation:

If Yes, attach photographs of the problem.

### **Soil Stability, Erosion, and Drainage**

		<u>Slopes:</u>	Not Applicable <u>  X  </u>	Steep <u>      </u>	Moderate <u>      </u>	Slight <u>      </u>
Yes	No					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is there evidence of slope erosion or unstable slope conditions on or near the site?				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is there evidence of ground subsidence, high water table, or other unusual conditions on the site?				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is there any visible evidence of soil problems (foundations cracking or settling, basement flooding, etc.) in the neighborhood of the site?				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Have soil studies or borings been made for the project site or the area?				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Do the soil studies or borings indicate marginal or unsatisfactory soil conditions?				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is there indication of cross-lot runoff, swales, drainage flows on the property?				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there visual indications of filled ground? If your answer is Yes, please attach a 79(g) report/analysis.				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there active rills and gullies on site?				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is a soils report (other than structural) needed?				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are structural borings or a dynamic soil analysis/geological study needed?				

**Please note:** The HUD Land-Planning Data Sheets (79g), Handbooks 4140.3 and 4145.1 should be used for grading, drainage and fill specifications. For more information about these procedures and forms please refer to HUD Handbook 4140.3 (Data Sheet 79G).

Comments: The subject site is an existing apartment complex. It has asphalted drives and storm water drainage systems in place.

Source Documentation:

### **Wetland Protection**

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there drainage ways, streams, rivers, or coastlines on or near the site? Please provide site map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the property located in a wetland?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is an incidental portion of the property within a wetland?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will disturbance of the wetland exceed 1/10th of one acre?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there ponds, marshes, bogs, swamps or other wetlands on or near the site?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project located within a wetland designated on a National Wetlands Inventory map of the Department of the Interior (DOI)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will proposed construction/landscaping activities disturb the wetland?

**If your answer is "Yes" to any of the above listed questions, please attach the following:**

1. Wetlands maps for the proposed site;
2. Statement from engineer or architect of record that the proposed construction and/or landscaping activities will not occupy or modify the wetland area; and
3. Documentation from Environmental Professional regarding direct and indirect impacts associated with constructing the project on or near a wetland and proposed mitigation strategies and/or alternative designs.

**In addition, if you answered "Yes" to the last question, please attach the following:**

4. Required notices from the Wetlands Management Requirements (8 step process, see §55.20; not required to be submitted at pre-application, but must be submitted by September 30, 2009).

Comments: The subject site is an existing apartment complex. This application is for the rehabilitation of the existing buildings. No grading will take place.

Source Documentation:

A wetlands map with project location identified (if applicable) is attached

### **Coastal Barrier Resources**

Yes	No	
( )	(X)	Is the project located within a coastal barrier designated on a current FEMA flood map or Department of Interior coastal barrier resources map?
( )	(X)	Is the project located within a coastal management zone (CZM)?

**Georgia's six coastal counties and five "inland tier" counties include: Chatham, Effingham, Bryan, Liberty, McIntosh, Long, Glynn, Wayne, Brantley, Camden and Charlton counties.**

Comments: The subject site is located in Gwinett County. Gwinett County is not one of the six coastal counties or one of the five "inland tier" counties.

Source Documentation:

### **Historic Preservation**

Yes	No	
( )	(X)	Has the SHPO been notified of the project and requested to provide comments?
( )	(X)	Is the subject property/project structure more than 50 years old?
( )	(X)	Does the Application currently include Historic Tax Credits?
( )	(X)	Will Historic Tax Credits be applied for?
( )	(X)	Is the property listed on or eligible for listing on the National Register of Historic Places?
( )	(X)	Is the property located within or directly adjacent to an historic district?
( )	(X)	Does the property's area of potential effects include an historic district or property?
( )	( )	If the proposed properties are affected, have you contracted with a Preservation Professional?
( )	( )	Has the SHPO been or is being advised of HUD's finding?
( )	(X)	Is the project located in any of the following counties: Burke, Chatham, Effingham, Richmond and Screven? If so, Catawba Indian Nation must be consulted as required under Section 106 of the National Historic Preservation Act projects.

**If your answer is "Yes" to any of the above questions, consult with the State Historic Preservation Officer (SHPO) and comply with 36 CFR Part 800. Review DCA's Environmental Manual for further instructions and provide the following at Application Submission by attaching to this Questionnaire:**

1. Documentation from the local SHPO office to determine eligibility. (This may include evidence of the 106 process completion, or any other information pertinent to the property development.);
2. If it is determined that the proposed project will affect historic properties, you must employ a qualified professional or contract with a qualified professional(s) such as a Preservation Professional. Please provide the qualified professional's documentation.
3. Documentation from the local SHPO office and Preservation Professional that the proposed project development and work scope meets the requirements of the National Register of Historic Places; and
4. A statement from the architect or Preservation Professional of record regarding direct or indirect impacts associated with the property development on the neighborhood and existing buildings, giving the proposed mitigation and or alternatives.
5. Documentation from the local SHPO office and Preservation Professional that the Georgia Historic Preservation Division Environmental Review Form has been submitted.
6. As part of the supporting documentation to DCA, please include the following: Detail site location map of the area in which the development is to occur, one photo of each structure and/or site (house, building, etc.) to be impacted and information on the age of any structures located on the site.

Comments:

The subject site is an existing apartment complex. It has asphalted drives and storm water drainage systems in place. The subject site is not located near a historical district and there are no structures 50-years old or older near the subject site.

Source Documentation:

Attach documentation from SHPO.

**Submit the Georgia Historic Preservation Division Environmental Review Form if applicable**

### **Floodplain Management**

Yes	No	
( )	(X)	Is an incidental portion of the property within a floodplain?
( )	(X)	Is the project located within a floodplain designated on a current FEMA flood map?

Identify FEMA flood map used to make this finding: 13113C0086E  
 Community Name and Number: Fayette County , Georgia  
 Map Panel Number: 0086E  
 Date of Map Panel: Panel 86 of 170  
 ( ) ( ) Will the proposed construction/landscaping activities occupy or modify the floodplain?

**If your answer is "Yes" to any of above questions, please attach documentation below to Questionnaire:**

1. Floodplain maps for the proposed site;
2. Statement from the engineer or architect of record that proposed construction and/or landscaping activities will not occupy or modify the floodplain;
3. A conditional LOMA or LOMR if it has been provided by FEMA; and
4. Documentation from Environmental Professional regarding direct and indirect impacts associated with constructing the project on or near a floodplain and proposed mitigation strategies and/or alternative designs.

**In addition, if you answered "Yes" to the last question, please attach the following:**

5. Required notices from the Flood Plain Management Requirements (8 step process, see 42 C.F.R. § 55.20) (not required to be submitted at pre-application, but must be submitted by September 30, 2009).

Comments:

The subject site is an existing apartment complex. It has asphalted drives and storm water drainage systems in place.

Source Documentation:

#### **Flood Insurance**

Yes No

( ) (X) Is the building located or to be located within a Special Flood Hazard Area identified on a current Flood Insurance Rate Map (FIRM)?

If your answer is "Yes", flood insurance protection is required for buildings located or to be located within a Special Flood Hazard Area as a condition of approval of the project. In addition, compliance with § 55.12 and the floodplain management decision-making process (§ 55.20) is required (refer to floodplain management section above). Document the map used to determine Special Flood Hazard Area in above item #17 pertaining to community name and number, map panel number and date of map panel.

Comments:

The subject site is an existing apartment complex. It has asphalted drives and storm water drainage systems in place.

Source Documentation:

#### **Endangered Species**

Yes No

(X) ( ) Has the Department of Interior list of Endangered Species and Critical Habitats been reviewed?

( ) (X) Is the project likely to affect any listed or proposed endangered or threatened species or critical habitats?

If your answer is "Yes" to the second question, compliance is required with Section 7 of the Endangered Species Act, which mandates consultation with the Fish and Wildlife Service in order to preserve the species.

Comments:

The subject site is an existing apartment complex. This application is for the rehabilitation of the existing buildings. No grading will take place.

Source Documentation: Refer to the listing of Endangered Species and Critical Habitats from Department of Interior. Please attach a copy of the listed species in your area from the U.S. Fish and Wildlife Service for a list of species in the project area [http://www.fws.gov/athens/endangered/counties\\_endangered.html](http://www.fws.gov/athens/endangered/counties_endangered.html) or contact the.

### **Wild and Scenic Rivers/Unique Natural Features and Areas**

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Is the project new construction? If so please answer the following questions.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the site near natural features (i.e., bluffs or cliffs) or public or private scenic areas?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are other natural resources visible on site or in vicinity? Will any such resources be adversely affected or will they adversely affect the project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located within one mile of the Chattooga Wild and Scenic River?
		If so, please provide a map clearly delineating both the project site and the Wild and Scenic River.

#### **Comments:**

The subject site is an existing apartment complex. It has asphalted drives and storm water drainage systems in place.

#### **Source Documentation:**

If your project site is located in a county with a Wild and Scenic River, attach a map showing location of the project – draw a circle to define an approximately 1 mile radius around the project and note any rivers that fall within that circle

### **Clean Air Act**

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Is the project located in the Atlanta Metropolitan area or one of the below listed counties?
<input type="checkbox"/>	<input type="checkbox"/>	Is the project in compliance with the air quality State Implementation Plan (SIP)?

If the answer is "Yes", please verify whether the project is in compliance with the air quality State Implementation Plan (SIP). (Metro Atlanta (including Barrow, Bartow, Carrol, Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Hall, Heard, Henry, Newton, Paulding, Putnam, Rockdale, Spalding, Walton), Macon (Bibb, Monroe), Others Catoosa, Walker, Floyd)

#### **Comments:**

No grading will take place during the rehabilitation of the apartment complex

#### **Source Documentation:**

List what steps will be taken to minimize dust.

### **Farmlands Protection (complete only if new construction)**

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Is the project new construction? If so please answer the following questions.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the site or the area where the site is located presently being farmed?

#### **Comments:**

The subject site is an existing apartment complex. This application is for the rehabilitation of the existing buildings. No grading will take place.

Source Documentation: If located in an urban area, please attach a zoning letter.

### **Environmental Justice**

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Does project require any mitigation plans or measures to be taken? If so please list below.</b>
		<b>Mitigation measures could include excessive noise, any abatement, toxic conditions etc.</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Is the project new construction? If so please answer the following questions.</b>
<input type="checkbox"/>	<input type="checkbox"/>	Is the project located in a predominantly minority and low-income neighborhood?
		If so, please provide narrative in supporting documentation.
<input type="checkbox"/>	<input type="checkbox"/>	Is there an adverse environmental impact caused by the proposed action, or is the proposed action subject to adverse environmental impact?
<input type="checkbox"/>	<input type="checkbox"/>	Does the project site or neighborhood suffer from disproportionately adverse environmental effects on minority and low-income populations relative to the community at-large?

If your answer is "Yes" to any of the above questions, compliance is required with E.O. 12898, Federal Actions to Address Environmental Justice. Attach documentation to show that the environmental review considered mitigation or avoidance of adverse impacts from the project to the extent practicable.

(See <http://www.hud.gov/offices/cpd/energyenviron/environment/subjects/justice/index.cfm>)

Comments:

The subject site is an existing apartment complex. It has asphalted drives and storm water drainage systems in place.

Source Documentation:

### **Noise Abatement**

Yes	No	
( )	( )	Is the project within 1000 feet of a major road/highway/freeway (i.e. a roadway with an average daily traffic count of 10,000 or greater)?
( )	( )	Is the project within 3000 feet of a railroad?
( )	( )	Is the project within 15 miles of a military airfield?
( )	( )	Is the project within 5 miles of a civil airport?
( )	( )	Is noise a problem on the site and/or is expected to be in the future?
		Noise is <u>67.5</u> dnl.

If any of the above are checked "Yes", please attach the following:

1. A noise assessment conforming to the HUD Noise Assessment Guidelines (NAG) and 24 C.F.R § 51.100 *et seq.* prepared by the Environmental Professional or other qualified engineering professional (for airports, use the adopted DNL contours). Please refer to the Department of Housing and Urban Development's Noise Guidebook, located at: <http://www.hud.gov/offices/cpd/energyenviron/environment/resources/guidebooks/noise/index.cfm>.
2. A noise attenuation plan produced by an engineering professional to describe the proposed mitigation to meet HUD sound guidelines.
3. Attach a map showing the project location and the locations of any relevant roads, railroads, or airports, along with their approximate distance from the project site; (2) If applicable, attach a copy of the Noise Assessment Guidelines worksheets.

Comments:

Noise from roadway and railway sources was calculated to be 67.5 dB. A noise attenuation plan is provided to reduce interior noise to less than 45 dB

Source Documentation: (attach NAG worksheets)

### **Explosive and Flammable/Hazardous Industrial Operations**

Yes	No	
( )	( X )	Are industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline or other storage tanks adjacent to or visible from the project site? (attach ASD worksheets)

If your answer is "Yes", use the HUD Hazards Guide and comply with 24 CFR Part 51, Subpart C ([www.hudclips.org](http://www.hudclips.org)).

Comments:

Source Documentation:

If your answer is YES, use HUD Hazards Guide and comply with 24 CFR Part 51, Subpart C and attach Acceptable Separation Distance worksheets from the HUD Hazards Guide.

### **Hazards and Toxic Chemicals**

Yes	No	
( )	( X )	Are industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline, or other storage tanks visible from or near the project site?
( )	( X )	Is the project located near a dump or landfill site?

- ( ) (X) Is the project near an industry disposing of chemicals or hazardous wastes?  
 ( ) (X) Are there issues that require a special/specific Phase II report before completing the environmental assessment?  
 ( ) (X) Is site listed on an EPA Superfund National Priorities, CERCLA, or equivalent State list?  
 ( ) (X) Is the site located within 3,000 feet of a toxic or solid waste landfill site?  
 ( ) (X) Does the site have an underground storage tank?  
 ( ) (X) Are there any unresolved concerns that could lead to HUD being determined to be a Potential Responsible Party (PRP)?

**If your answer is "Yes" to any of the above questions, use current techniques by qualified professionals to undertake investigations determined necessary and comply with § 50.3(i). Attach Phase I (ASTM) Report) Documentation from the Environmental Professional, including any applicable mitigation measures, that the project will be located at an acceptable distance from the hazardous site.**

Comments:

Source Documentation:

#### **Airport Hazards**

**Yes No**

- ( ) (X) Is the project within 3,000 feet from the end of a runway at a civil airport?  
 ( ) (X) Is the project within 2-1/2 miles from the end of a runway at a military airfield?

**If your answer is "Yes" to either of the above questions, comply with 24 CFR Part 51, Subpart D.**

Comments:

The subject site is an existing apartment complex. It has asphalted drives and storm water drainage systems in place.

Source Documentation:

#### **Vapor Intrusion**

**Yes No**

- ( ) (X) Has a Tier I vapor intrusion assessment (VIA) revealed a vapor intrusion condition exists that may present a an unacceptable health risk to occupants?

**If your answer is yes, then additional assessment must be performed according to ASTM E 2600-08 standards. For more guidance, please refer to ASTM E 2600.**

Comments:

The subject site is an existing apartment complex. It has asphalted drives and storm water drainage systems in place.

Source Documentation:

A VEC Screening is attached.

## PART C—TO BE COMPLETED BY APPLICANT & ENVIRONMENTAL PROFESSIONAL

### COMPLETE ONLY IF PROJECT IS NEW CONSTRUCTION

*Please answer the below questions. Attach additional sheets as necessary.*

**Alternatives and Project Modifications Considered:** *Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.*

DCA is not looking for actual specific site locations but alternatives and/or project modifications considered, for example, closer to desirables or public transportation. Examples of project modifications may include smaller/larger density, zoning and high rise vs. garden style.

The subject site is an existing apartment complex. This application is for the rehabilitation of the existing buildings. Therefore, Part C is not applicable

**No Action Alternative:** *Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative.*

Discuss why the project site you chose benefits the human environment or discuss alternative would have been is a less desirable location or presented issues like minority concentration. In cases, where an alternative does not apply, list why.

**Mitigation Measures Recommended:** *Are there feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality?*

**Additional Studies Performed:** *Please identify any additional studies or work performed.*

Discuss all mitigation taken or recommended by Environmental professional and your Architect.

Additional Studies Performed

Ex. Phase II reports

**List of Sources, Agencies and Persons Consulted:**

Sample list could include the following:

HUD websites, HUD Handbook 1390.2 (available at [www.hudclips.org](http://www.hudclips.org)), State agencies website, Documentation from local or state agencies (document who you spoke with, what agency and when contact if applicable)

## **CERTIFICATION**

**APPLICANT:** I certify to the best of my knowledge and belief that the above statements and facts submitted are true, accurate and complete.

Signed, seated and delivered this \_\_\_\_ day of \_\_\_\_\_, 2011, in the Presence of:

By:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Name

My commission Expires on:

\_\_\_\_\_  
(Notary Seal)

**ENVIRONMENTAL PROFESSIONAL:** I certify to the best of my knowledge and belief that the above statements and facts submitted are true, accurate and complete.

Signed, seated and delivered this \_\_\_\_ day of \_\_\_\_\_, 2011, in the Presence of:

By:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Environmental Professional

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Name

My commission Expires on:

\_\_\_\_\_  
(Notary Seal)

## Woodsmill Apartments Scope of Work

This Scope of Work for the rehabilitation of Woodsmill Apartments, Peachtree City, Georgia (the “Project”) is based on the Physical Needs Assessment and the Earthcraft Multifamily Renovation Worksheet (“Worksheet”) for the Project. Empire Construction Company (“Contractor”), as general contractor, will provide all necessary labor, materials, equipment, tools, and insurance to Peachtree City II Housing, LLLP (“Owner”) and complete the items included within this Scope of Work in compliance with all Georgia Department of Community Affairs (“DCA”) minimum requirements, including, without limitation, the 2011 Qualified Allocation Plan (“QAP”) and 2011 Architectural Manual (the “Architectural Manual”), unless a waiver is obtained from DCA prior to construction. In order to meet the DCA energy efficiency and sustainable building practice requirements, Contractor will ensure that the completed project meets Georgia Energy Codes for glazing performance, air leakage, moisture control, insulation, equipment efficiency, duct and building enveloping sealing. The completed project shall attain a HERS rating of 85 or less and Contractor shall obtain verification of such rating from a certified HERS rater.

	Trade Item	Scope, Materials, and Specifications
1.	<b>DEMOLITION</b>	
	Office and Maintenance Building	Demolish existing office and maintenance building down to slab.
	Building Exteriors	Remove all vinyl siding (including soffits, eaves, etc.) from building exteriors.
	Building Interiors	Remove all interior appliances, flooring, finishes, fixtures, cabinets, doors, mechanical, electrical, and plumbing services, after which all structural members of the interior will be exposed.  Salvage, recycle, or reuse appliances, carpet, drywall, cabinets, doors, vinyl siding, wood and other materials according to the Worksheet.
2.	<b>EARTH WORK, LANDSCAPING AND IRRIGATION</b>	
	Earth Work	Regrade and re-establish existing drainage as needed to provide a minimum 2% slope away from each building.  Submit erosion control site plan to meet EarthCraft requirements and use redundant mulch, compost, or straw bales to achieve erosion control.
	Landscaping	Install additional landscaping around all buildings to include sod, mulch, native and drought tolerant shrubbery, trees, landscaping blocks, etc. at all bare and disturbed areas. Trim existing trees and shrubs, add mulch to all flower beds, replace existing landscaping timbers with concrete retaining blocks, remove trees and underbrush as requested by Owner, and seed all disturbed areas not sodded.
	Irrigation	Clean all drop inlets and catch basins. Install new irrigation system serving all landscaped areas throughout the property; repair areas of landscaping around building foundations to allow proper runoff drainage; repair any other irrigation problems.
3.	<b>SITE IMPROVEMENTS</b>	
	Fencing	Install new decorative fencing at the entrance of the property. Replace damaged fencing around property perimeter.
	Bus stop	Install prefab aluminum and glass bus stop enclosure with bench.
	Community / Office/ Maintenance Building	Construct new approximately 2000 s.f. community, office, and maintenance building on existing office/maintenance building slab

	Trade Item	Scope, Materials, and Specifications
		containing a management office, maintenance room, computer area, exercise room, community laundry area, restrooms, and kitchenette. The building exterior should match the other buildings in the community.
	Playground	Install new playground equipment, and benches; pressure wash surface.
	Gazebo	Construct a new gazebo with bench seating.
	Picnic area	Install new covered picnic area to include tables, benches, and grills.
	Dumpsters	Remove and replace dumpster pads and enclosures. Provide two 6 inch minimum pipe bollards at the rear of each dumpster enclosure. Provide a privacy fence on 3 sides of existing dumpster locations and add gate at front of dumpster.
	Site lighting	Install additional site lighting (locations to be approved by owner and architect).
	Monumental entrance sign	Install new brick entrance monument sign and install new light fixtures.
4.	<b>ROADS</b>	
	Paving	Overlay existing parking areas and drives with 1.5" asphalt paving and work on transition to concrete areas (transition work to be approved by owner and architect). Remove/Repair/Replace damaged areas of existing base. Restripe all parking and HC spaces and aisles to meet ADA requirements. Install additional HC spaces as required to meet ADA requirements.
5.	<b>CONCRETE AND MASONRY</b>	
	Curb and gutter	Saw-cut and replace all settled, racked, heaved, and deteriorated sections of sidewalk that can be considered potential trip hazards.
	Sidewalks	Install HC accessible sidewalks and ramps to each HC apartment, office building, mail center, dumpster, and amenities. Tie ramps into existing curbs, sidewalks, and streets. Pressure wash all sidewalks.
	Balconies and Stairs	Repair or replace concrete on balconies and stairs.
	Brick	Tuck point up to 5% of existing brick veneer matching the existing mortar as closely as possible and pressure wash all brick exterior surfaces.
6.	<b>UTILITIES</b>	
	Sewer service	Jet and video sanitary sewer lines.
7.	<b>METALS</b>	
	Stairs and porches	Remove and replace perimeter flashing and metal support pans as needed on all balconies. Add steel inner support beams under all balconies and porches. Add stair rails to all stairs.
8.	<b>ROUGH CARPENTRY</b>	
	Framing	Replace all rotten studs.  Install blocking HC units as needed for ADA items, shelving, fixtures, accessories, and other installations.  Install framing for roof extensions to cover all exposed porches.

	Trade Item	Scope, Materials, and Specifications
	Floor decking	Repair or replace squeaky, delaminated, and rotten floor decking in upper floors. Repair damaged upper floors and add ¼” overlay in non-carpeted flooring areas.
	Attic	Seal attic draft stop penetrations. Make any renovations needed to allow for sufficient attic access. Patch as required all attic fire-rated separation walls to meet current code requirements and modify roof ventilation per code as a result of any fire-rated separation wall modifications (turtle vents, etc.).
	Exterior wood	Remove and replace headers on all porches and stairs.
9.	<b>FINISH CARPENTRY</b>	
	Door trim	Install new wood door jabs
	Window trim	Install new window trim
	Exterior trim including shutters	Remove and replace all damaged or rotten exterior wood trim. Add shutters.
	Interior trim including wood base	Remove and replace all damaged or rotten interior wood trim.
10.	<b>WATERPROOFING AND INSULATION</b>	
	Waterproofing	Install builder’s wrap to all areas receiving new exteriors. Seal all exterior penetrations of new brick and siding exteriors.
	Insulation	Air seal and insulate previously non-insulated band joist between floors to achieve R-19 rating.  Add blown insulation to existing attic insulation to achieve R-38 rating.  Install sound insulation as needed to mitigate DNL to below 65 dB.
11.	<b>ROOFING</b>	
	Roof extensions	Construct roof extensions to fully cover porches and stairs on front and back of all buildings.
	Gutters and downspouts	Install aluminum 5 inch gutters, downspouts, and leaf guards to discharge water 5 feet away from building foundations; replace gutters and downspouts in rear of buildings and install new gutters, downspouts, and leaf guards at the front of all buildings to discharge water 5 feet away from building foundations. Add gutter guards to all gutters. Add concrete splash blocks at all downspouts.
12.	<b>SIDING</b>	
	Siding	Remove all vinyl siding and trim install new 8.25” (7” exposure) primed fiber cement horizontal lap siding with 4/4 trim accessories. Minimum warranty 25 years.  Install Tybek house wrap to exterior of building prior to lap siding installation.  Install vented vinyl soffit (.048) and aluminum fascia (.019) at eaves and overhangs.  Install 4/4 primed fiber cement trim boards at frieze locations under eaves and overhangs.  Install 4/4 x 4” primed fiber cement trim boards above brick at base of

	Trade Item	Scope, Materials, and Specifications
		<p>lap siding, with aluminum flashing (.019) above trim.</p> <p>Install 9" window tape to exterior window surrounds, aluminum head flashing (.019) and 4/4 x 4" primed fiber cement trim boards to window surrounds.</p> <p>Install Aluminum head flashing (.019) above exterior doors at siding locations only.</p> <p>Install smooth, solid, primed fiber cement panel sheet siding and fiber cement trim to exterior porch ceilings.</p> <p>Replace existing vents with paintable vinyl triangle gable vents.</p>
13.	<b>DOORS AND HARDWARE</b>	
	Interior Doors	Replace mechanical closet bi-fold doors with louvered wood door unit. Replace all other interior doors with swing type doors, frames and trim and repair sheetrock as required at removed/installed doors.
	Exterior Doors	Replace apartment building entry doors with insulated metal doors (including door frames and trim); Must have peephole and have minimum clear width of 34"; New doors at HC units and office must meet HC height thresholds); paint doors, frames, etc. Door perimeters and air gaps in all surrounding framing should be sealed with a non-expanding foam product. Replace exterior storage room doors and common area doors with metal doors.
	Hardware	Replace apartment building entry door hardware (passage set, dead bolt lock, and peep hole) and replace metal storage room door and common area door hardware. Interior side of dead bolt lock should have thumb latch. Double keyed deadbolt locks are prohibited. All locks to be master keyed or keyed per owner's instructions. Replace all interior door hardware (excluding door hinges). All HC unit and office building doors must have lever hardware.
14.	<b>WINDOWS AND GLASS</b>	
	Windows	Replace all windows with new Energy Star rated double paneled vinyl windows with a minimum U value rating and a Solar Heat Gain Coefficient of less than 0.4; repair interior window sills as needed and air gaps in all surrounding framing should be sealed with a non-expanding foam product; new windows at bedrooms must have dimensions that comply with the applicable egress code.
	Mirrors	Install a medicine cabinet with mirror front in each bathroom. Install mirrors only in ADA compliant bathrooms in place of medicine cabinets.
15.	<b>DRYWALL</b>	
	Walls	Install new moisture resistant drywall in areas of repair work and/or trade cuts. Install new knockdown water resistant drywall in bathrooms.
	Ceilings	Install new smooth drywall; drywall should be water resistant in bathrooms.
16.	<b>TILE WORK AND FLOORING</b>	
	Tub surrounds	Install new 4 piece fiberglass bathtub surrounds in all units.
	Vinyl	Replace vinyl flooring in kitchens and baths and in common areas with

	Trade Item	Scope, Materials, and Specifications
		plank flooring in color and style chosen by Owner; provide new wood shoe mold trim at existing wood bases, caulk joint between new shoe mold and flooring; provide 20 s.f. non-skid flooring door sweep at all apartment entrance from doors that are to receive new carpet or vinyl is replaced with plank flooring.
	Carpet	Remove and dispose of existing carpeting and install new carpet and pad in apartment units and office building. All carpet should be HUD Severe Use, low VOC certified by the Carpet & Rug Institute, and consist of a minimum of 50% recycled material.
17.	<b>PAINTING</b>	
	Prep work	Pressure wash all paintable surfaces prior to repainting.
	Exterior	Caulk, prime, and paint all previously painted surfaces in color and style chosen by Owner.
	Interior	Caulk, prime, and paint all interior walls and ceilings (2 coats semi-gloss on kitchens and bath walls; 2 coats eggshell on ceilings and all other walls)
	Doors and trim	Prime and paint all doors and trim (2 coats semi-gloss)
	Handrails and stairs	Prime and paint all handrails, stairs, etc. (2 coats semi-gloss)
		All paints should be low VOC paints and conform to EarthCraft requirements.
18.	<b>SPECIALTIES</b>	
	Signage	Replace all property signage (Buildings, Unit Entry Doors, Office, Laundry, etc.). Install large building and apartment identification numbers (6" high minimum). Add HC accessible parking signs and posts.
	Bathroom accessories	Replace bath accessories (including medicine cabinets, faucets, tp holder, towel bars, shower head, shower rod, soap dish, and toothbrush holder). Medicine cabinets must be minimum 14" x 24" and be hung with the top of the mirror a minimum of 6' above finish floor
	Fire extinguishers	Provide a 5lb. ABC rated dry chemical fire extinguisher for all apartment units, office, and community building.
	Shelving	Install new ventilated shelving in closets in all units.
	Stovetop fire suppression	Install Range Queens above range in all units and community building kitchen
19.	<b>CABINETS AND COUNTERTOPS</b>	
	Kitchens	Replace all apartment and common area cabinets and countertops with new wood cabinets and countertops. Cabinets must have solid wood dual sidetrack drawers and no laminate or particleboard fronts for doors or drawer fronts; cabinets must meet HUD severe use specifications; provide wire loop pulls in HC kitchen and bath cabinet drawers and doors
	Bathrooms	Install new vanities with cultured marble countertops and sinks, lavatory faucets, and lavatory pop-ups and seal/caulk holes at all wall penetrations of plumbing lines in all units and common area bathrooms. Vanities to have a drawer and/or storage area, vanity tops.

	Trade Item	Scope, Materials, and Specifications
20.	<b>APPLIANCES</b>	
	Refrigerators	Replace refrigerators with minimum 18 c.f. Energy Star refrigerator with ice maker. Should be HC accessible in all HC units and community building kitchenette.
	Ranges	Replace electric ranges. HC accessible unit and community kitchenette ranges should have front controls and be self cleaning.
	Range hoods	Replace range hoods. Install new range hood exhaust ducts or wall caps if needed to vent to the exterior of the building. Provide hood light & fan wall switch in HC units and community kitchen. Install Range Queens above range.
	Dishwashers	Install Energy Star dishwasher with circuit.
	Microwaves	Install Energy Star under cabinet mounted microwave with circuit. With exhaust fan above range on non-HC units, on counter in HC units without exhaust fan.
	Disposals	Install new hardwired garbage disposals in all units and kitchenette.
	Washers and Dryers	Install new Energy Star rated washer and dryer units in the community laundry area. Washers should be front loading.
21.	<b>BLINDS AND SHADES</b>	
	Blinds	Replace all window blinds with 1" vinyl blinds.
22.	<b>FURNITURE</b>	
	Community building	Install exercise room equipment in community center with minimum of 3 nautilus type work-out machines. Add computers, scanners, and printers w/ internet connections to computer area.
	Office and common area	Replace office and common area furnishings.
23.	<b>PLUMBING</b>	
	Pipes and water lines	Install shutoff valves for hot and cold water pipes at each building. Replace all domestic water lines with CPCV lines.
	Kitchen	Replace all kitchen sinks and faucets. New faucets should include vegetable sprayer and strainers
	Bathroom	Replace all bathtubs with 4 piece fiberglass tub unit and tub surrounds; replacement to HC baths to include ADA compliant grab bars and seat; repair and replace base at all bathtub floor locations as necessary, seal joint at tub/floor prior to installing base; provide ADA compliant roll-in showers in HC units. Replace all shower heads with maximum 2.0 gal/min. Replace all tub faucets with less than 2.0 gal/min. Replace all bathroom sinks. Replace all bathroom faucets. Replace toilets with 1.6 gal/flush toilet in same spot to meet EarthCraft requirements; provide new seal at floor. Must be ADA compliant in HC units and common area bathrooms.
	Water heater	Replace all water heaters with new high efficiency electric water heaters with minimum energy factor of 0.93 or greater. Install drain lines and pans.

	Trade Item	Scope, Materials, and Specifications
24.	<b>HVAC</b>	
	HVAC	Replace HVAC systems with new air handlers, condensing units, freon lines, thermostats, etc. New system should be an enclosed unit and have SEER 14 or above rating; provide new electrical exterior disconnets, wiring, etc. and PVC/concrete pads at A/C condenser units, existing condensate lines to be replaced if needed. Replace all HVAC ceiling, floor and wall grilles. Repair mechanical closets and provide new VCT and paint; foam seal condensate lines where they exit closets. All air filters should have a minimum 30% dust spot efficiency. Contractor will have the duct and building envelope leakage measured by a certified HERS rater who is to verify that the HVAC system duct leakage rate and dwelling unit air infiltration rate meets or exceeds the Energy Star Builder Option Package requirements for the appropriate project specific climate zone.
	Bathroom ventilation fans	Replace and install new bath fans; provide new exterior bath exhaust vent covers. Fan should have a maximum sound level of 2.0 sones, minimum 80cfm, and minimum efficiency level of 1.4 cfm/watt and should be connected to the light switch.
25.	<b>ELECTRICAL</b>	
	Interior light fixtures	Replace all interior light fixtures with new Energy Star light fixtures. At least 80% of interior light fixtures shall be fluorescent lights.
	Exterior lighting	Replace all exterior lighting with new Energy Star lighting.
	Ceiling fans	Install 2 Energy Star rated ceiling fans per unit. Add wire to allow fan and fan light to switch separately
	Wiring	Install ground fault receptacles and under cabinet lighting at sink. Provide new GFI electric outlets as required by code at all apartment units kitchens/baths and the office building. Install additional circuits in kitchens so there are dedicated circuits for the microwave, dishwasher, and disposal.
	Outlets and switches	Replace all electrical devices and cover plates. Switches should be relocated in HC units as necessary to meet ADA specifications.
	Breakers	Install Arc-Fault breakers where required by code or otherwise requested by Owner.
26.	<b>COMMUNICATION SYSTEMS</b>	
	Wiring, outlets, jacks	Install CAT5 or better cable TV, telephone, and internet wiring to each living room and bedroom.
27.	<b>SAFETY SYSTEMS</b>	
	Smoke detectors	Install hard-wired fire alarm detectors w/ battery backup in each bedroom and the apartment unit hall adjacent to the bedrooms; all detectors to be wired in series.
	Security Cameras	Install a 15 camera video security system with a minimum of 2 PTZ cameras.
28.	<b>CLEANING AND CONSTRUCTION DUMPSTERS</b>	
	Cleaning	Contractor will leave each unit free of debris at the end of each work day

	Trade Item	Scope, Materials, and Specifications
		and will extensively clean each unit after completion of work in the unit prior to turning the unit over to Owner.
	Dumpsters	Contractor will provide roll off dumpsters for removal and disposal of all construction related debris. Contractor will provide recycling dumpsters for disposal of all work crew beverage containers, cardboard boxes, metal, wood, drywall, carpet, and other items to be recycled.
29.	<b>ACCESSIBILITY</b>	
	Common Areas	All common area interiors and exteriors (including the office) will be accessible and have an accessible route to the area meeting the applicable accessibility requirements.
	Public Bathrooms	Public bathroom accessories and fixtures should be ADA compliant.
	HC unit improvements	Retrofit all HC units to meet current ADA requirements. Rework 2 HC units w/ hearing & sight impaired accessories including strobe equipped door bell light at the living room and at the smoke detector units and bath strobe units and electrical outlets adjacent to existing telephone outlets.
	Accessibility Review / Inspection	Construction documents shall be reviewed by a 3 <sup>rd</sup> party reviewer prior to construction per DCA template and requirements and a 3 <sup>rd</sup> party accessibility consultant shall perform 3 inspections during construction with inspection reports to be provided to DCA are required in the QAP.

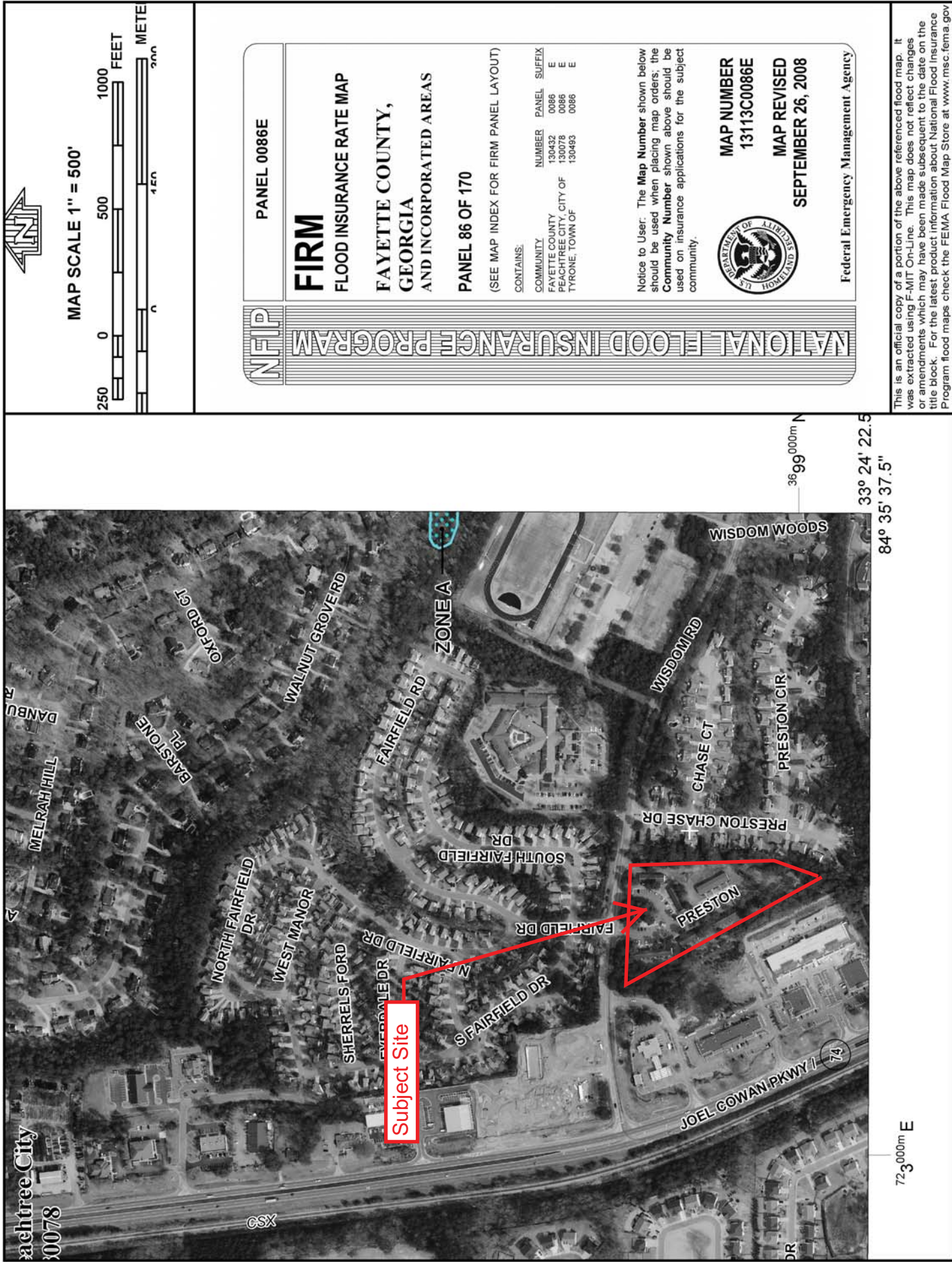


Figure 2

## Rare Animals, Plants and Natural Communities of Fayette County, Georgia

Generated from conservation database on July 16, 2010

### Animals

*Anodontoides radiatus* (Rayed Creekshell)

*Elliptio arctata* (Delicate Spike)

*Hamiota subangulata* (Shinyrayed Pocketbook)

*Medionidus penicillatus* (Gulf Moccasinshell)

*Necturus beyeri complex* (Gulf Coast Waterdog)

*Notropis hypsilepis* (Highscale Shiner)

*Pleurobema pyriforme* (Oval Pigtoe)

*Quincuncina infucata* (Sculptured Pigtoe)

*Utterbackia peggyae* (Florida Floater)

*Villosa villosa* (Downy Rainbow)

### Plants

*Listera australis* (Southern Twayblade)

Find details for species and natural communities on this list at [NatureServe.org/explorer](http://NatureServe.org/explorer)

Georgia Wildlife Resources Division  
2070 U.S. Hwy. 278, SE, Social Circle, GA 30025

Listed Species in Fayette County (updated May 2004)				
Species	Federal Status	State Status	Habitat	Threats
Bird				
<b>Bald eagle</b> <i>Haliaeetus leucocephalus</i>	T	E	Inland waterways and estuarine areas in Georgia.	Major factor in initial decline was lowered reproductive success following use of DDT. Current threats include habitat destruction, disturbance at the nest, illegal shooting, electrocution, impact injuries, and lead poisoning.
Invertebrate				
<b>Gulf moccasin shell mussel</b> <i>Medionidus pencillatus</i>	E	E	Medium streams to large rivers with slight to moderate current over sand and gravel substrates; may be associated with muddy sand substrates around tree roots	Habitat modification, sedimentation, and water quality degradation
<b>Oval pigtoe mussel</b> <i>Pleurobema pyriforme</i>	E	E	River tributaries and main channels in slow to moderate currents over silty sand, muddy sand, sand, and gravel substrates	Habitat modification, sedimentation, and water quality degradation
<b>Shiny-rayed pocketbook mussel</b> <i>Hamiota subangulata</i>	E	E	Medium creeks to the mainstems of rivers with slow to moderate currents over sandy substrates and associated with rock or clay	Habitat modification, sedimentation, and water quality degradation
Fish				
<b>Highscale shiner</b> <i>Notropis hypsilepis</i>	No Federal Status	T	Blackwater and brownwater streams	

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## Site DNL Calculator

### Providing Feedback & Corrections

After using the DNL Assessment Tool, following the directions in the User's Guide, users are encouraged to provide feedback on how the DNL Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool. Please send comments or other input to: [ATEC@hud.gov](mailto:ATEC@hud.gov)

### Related Information

- ▶ [Day/Night Noise Level Assessment Tool User Guide](#)
- ▶ [Day/Night Noise Level Assessment Tool Flowcharts](#)

### System Requirements

- ▶ [Internet Explorer 6.0 or above](#)
- ▶ [Adobe Reader](#)
- ▶ Enabling JavaScript

For more information on using the noise calculator, to access the user guidebook, or send comments, please visit the following page:

[\*\*Day/Night Noise Level Electronic Assessment Tool\*\*](#)

Guidelines:

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

Site ID      Woodsmill Apts

Record Date    2011-06-17

User's Name   Phil Dalton

Road # 1 Name: Wisdom Road

Road #1			
Vehicle Type	Cars	Medium Trucks	Heavy Trucks
Effective Distance	625	625	625
Distance to Stop Sign	0	0	0
Average Speed	55	55	55
Average Daily Trips (ADT)	27370	2380	2380
Night Fraction of ADT	15	15	15

Road Gradient (%)			0
Vehicle DNL	46.1525	55.5455	64.4565
Calculate Road #1 DNL	65.0115	Reset	

Railroad #1 Track Identifier: CSX Crossing # 639 479 N

Rail # 1		
Train Type	Electric	Diesel
Effective Distance		710
Average Train Speed		55
Engines per Train		2
Railway cars per Train		100
Average Train Operations (ATO)		30
Night Fraction of ATO		15
Railway whistles or horns?	Yes: No:	Yes: No:
Bolted Tracks?	Yes: No:	Yes: No:
Train DNL		63.9647
Calculate Rail #1 DNL	63.9647	Reset

Add Road Source

Add Rail Source

Airport Noise Level Less than 55

Loud Impulse Sounds? Yes No

Combined DNL for all  
Road and Rail sources 67.4928

Combined DNL including Airport NaN

Site DNL with Loud Impulse Sound

Calculate

### Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**  
Cancel the project at this location [DNL Calculator](#)
- **Other Reasonable Alternatives**  
Choose an alternate site [DNL Calculator](#)
- **Mitigation**
  - **Contact your Field or Regional Environmental Officer - [Environmental Contacts](#)**
  - **Increase mitigation in the building walls** (only effective if no outdoor, noise sensitive areas).
  - **Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses** [DNL Calculator](#)
  - **Incorporate natural or man-made barriers.** See [The Noise Guidebook](#)
  - **Construct noise barrier.** See the [Barrier Performance Module](#)

Refresh



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U.S. Department of Housing and Urban Development  
451 7th Street S.W., Washington, DC 20410  
Telephone: (202) 708-1112 TTY: (202) 708-1455  
[Find the address of a HUD office near you](#)

## **NOISE ATTENUATION PLAN**

Noise from all sources at the Woodsmill Apartment complex was calculated to be 67.5 dB. This is from roadway and railway noise. The subject site is 5 miles of a civil airport but it only handles 3 to 4 private jets per day. The 65 dB noise contour would be located on the airport property.

23 dB of noise attenuation is required to bring interior noise levels to below 45 dB. Information was provided by Empire Construction on the design of the exterior walls and replacement doors and windows that will be installed during the rehabilitation project.

The reduction of noise from construction techniques was calculated using the HUD Noise Guidebook, Chapter 4 and the Chapter 4 Supplement, Sound Transmission Class Guidance.

It was calculated that the type of materials used in the rehabilitation project would result in a 43 dB reduction in noise for the 1<sup>st</sup> floor and a 37 dB reduction in noise for the 2<sup>nd</sup> floor. This would bring the noise levels inside the apartment to acceptable levels.

Figure 19 (Description of Noise Attenuation Measures) and the statement of work are attached.

**Figure 19**  
**Description of Noise Attenuation Measures**  
**(Acoustical Construction)**

**Part I**

Project Name Woodsmill Apartments

Location 102 Wisdom Road Peachtree City, GA

Sponsor/Developer Peachtree City Housing II, LLLP

Noise Level (From NAG) 67.5 Attenuation Required 23

Primary Noise Source(s) Roadway Noise

**Part II**

**1. For Walls (s) facing and parallel to the noise source(s) (or closest to parallel):**

**a. Description of wall construction\***

1st Floor - face brick, 1/2" wall space, 3/4" insulation board sheathing, 2X4 studs 16" oc, fiberglass insulation, 5/8" gypsum board  
 2nd Floor - Cementitious 3/4" insulation board sheathing, 2X4 studs 16" oc, fiberglass insulation, 5/8" gypsum board

b. STC rating for wall (rated for no windows or doors): 56

c. Description of Windows: Single hung 30X48 vinyl clad casement windows sealed with non-expanding foam, insulating glass

d. STC rating for window type 29

e. Description of doors 3X7 steel faced door, 1 3/4" thick, rigid polyurethane core.

f. STC rating for doors 26

g. Percentage of wall (per wall, per dwelling unit) composed of  
 windows 1st Floor - 7.5% and doors 1st Floor - 9%  
2nd Floor - 10% 2nd Floor - .7%

h. Combined STC rating for wall component 1st Floor - 43  
2nd Floor - 37

**2. For walls perpendicular to noise source(s):**

a. Description of wall construction\* Same as above

b. STC rating for wall (rated for no windows or doors) Same as above

c. Description of windows Same as above

d. STC rating for windows Same as above

e. Description of doors Same as above

---

f. STC rating for doors \_\_\_\_\_ Same as above \_\_\_\_\_

g. Percentage of wall (per wall, per dwelling unit) composed of windows \_\_\_\_\_ and doors \_\_\_\_\_

h. Combined STC rating for wall component \_\_\_\_\_

3. Roofing component (if overhead attenuation is required due to aircraft noise):

a. Description of roof construction \_\_\_\_\_

\_\_\_\_\_ Not Applicable \_\_\_\_\_

b. STC rating (rated as if no skylights or other openings) \_\_\_\_\_ Not Applicable \_\_\_\_\_

c. Description of skylights or overhead windows \_\_\_\_\_ Not Applicable \_\_\_\_\_

\_\_\_\_\_

d. STC rating for skylights or overhead windows \_\_\_\_\_ Not Applicable \_\_\_\_\_

e. Percentage of roof composed of skylights or windows (per dwelling unit) \_\_\_\_\_ Not Applicable \_\_\_\_\_

f. Percentage of roof composed of large uncapped openings such as chimneys \_\_\_\_\_ Not Applicable \_\_\_\_\_

g. Combined STC rating for roof component \_\_\_\_\_ Not Applicable \_\_\_\_\_

\_\_\_\_\_ Not Applicable \_\_\_\_\_

4. Description of type of mechanical ventilation provided \_\_\_\_\_

\_\_\_\_\_ Central Air Conditioning and Heating \_\_\_\_\_

Prepared by \_\_\_\_\_ Phillip Dalton - based on information given by Empire Construction \_\_\_\_\_

Date: \_\_\_\_\_ June 21, 2011 \_\_\_\_\_

\*If walls contain vents or similar openings, attach a description of duct arrangement and insulation and a statement of how much the wall STC is reduced by the presence of the vent.

---

# **VAPOR ENCROACHMENT SCREEN**

**Prepared by: Hazclean Environmental Consultants, Inc.**

**6/21/2011**

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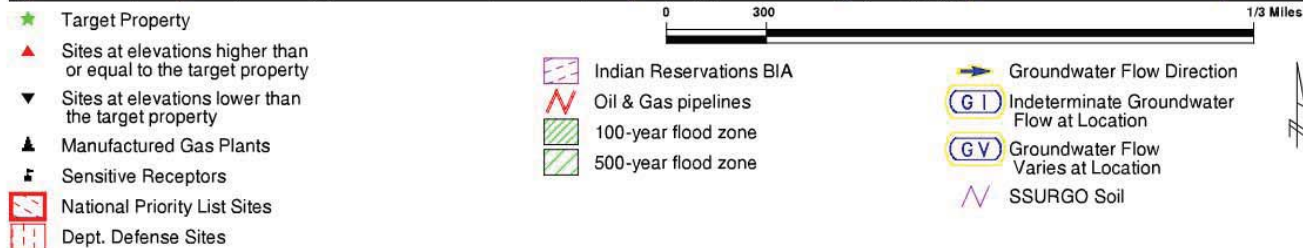
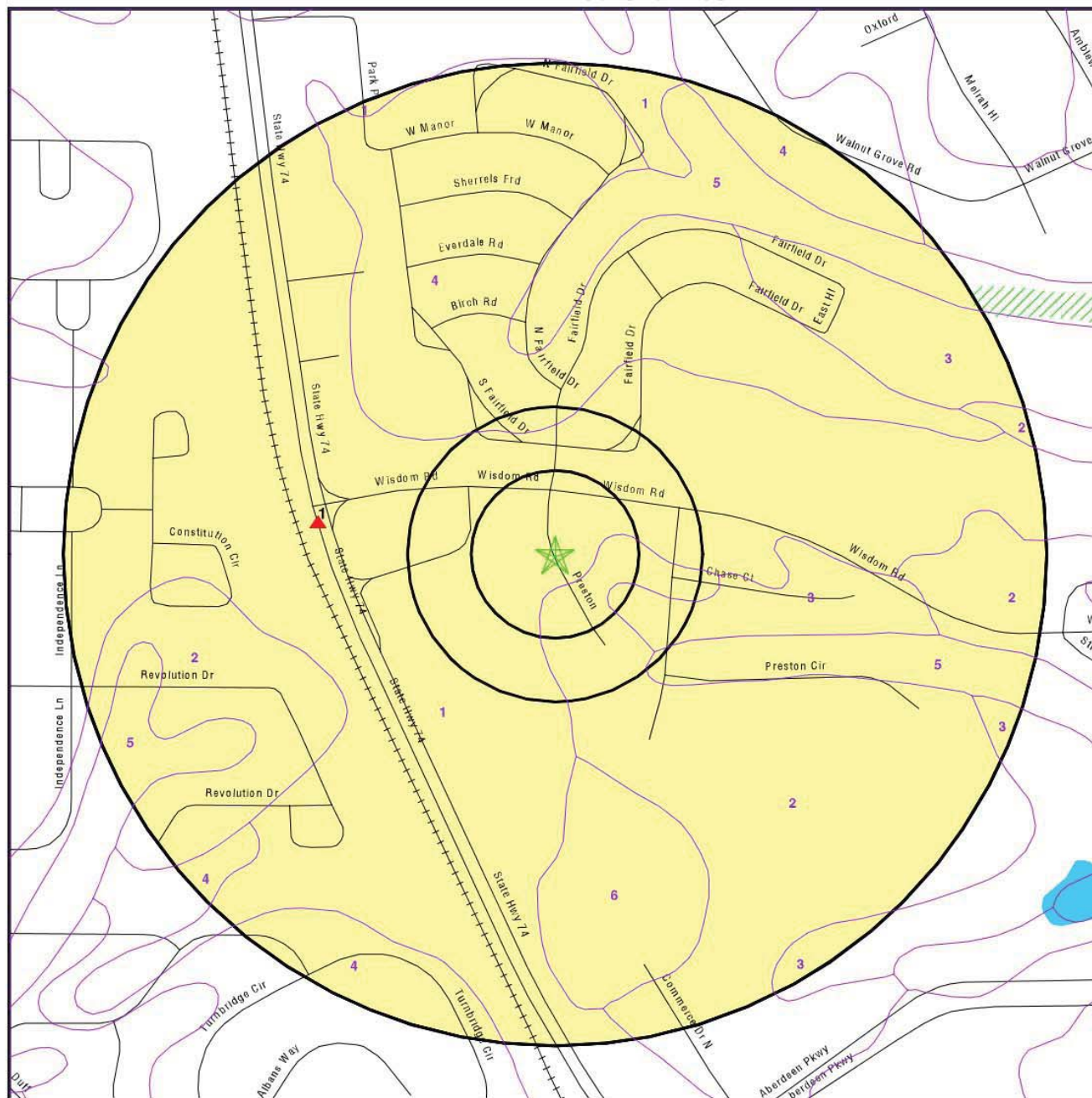
## EXECUTIVE SUMMARY

**CUSTOM CLEANERS**  
**280 HIGHWAY 74 N, PEACHTREE CITY, GA, 30269-1446**

S109505452

Impact on Target Property: VEC Can Be Ruled Out

# PRIMARY MAP - 3079482.18s



SITE NAME: Woodsmill Apartments  
 ADDRESS: 102 Wisdom Road  
 Peachtree City GA 30269  
 LAT/LONG: 33.4084 / 84.5991

CLIENT: Env. Compliance & Maintenance  
 CONTACT: Randy Flesher  
 INQUIRY #: 3079482.18s  
 DATE: May 27, 2011 4:33 pm

# AERIAL PHOTOGRAPHY - 3079482.18s



0 300 1/8 Miles



SITE NAME: Woodsmill Apartments  
ADDRESS: 102 Wisdom Road  
Peachtree City GA 30269  
LAT/LONG: 33.4084 / 84.5991

CLIENT: Env. Compliance & Maintenance  
CONTACT: Randy Flesher  
INQUIRY #: 3079482.18s  
DATE: May 27, 2011 4:34 pm

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## MAP FINDINGS

CUSTOM CLEANERS 280 HIGHWAY 74 N, PEACHTREE CITY, GA, 30269-1446			S109505452
<b>Map ID: 1</b>	Distance: W 1/10 - 1/3 (856 ft. / 0.162 mi.)	Elevation: 19 ft. Higher Elevation 902 ft. Above Sea Level	Other Standard Environmental Records

### Worksheet:

Impact on Target Property: VEC Can Be Ruled Out

Conditions:

Chemicals of Concern: YES

Groundwater Flow Gradient:

Crossgradient: YES

### Database Details:

DRYCLN: Other Standard Environmental Records

County Code:	113
Contact Name:	Henry Danani
Phone Number:	770-632-94
Contact Name:	Henry Danani
MSA code:	520
MSA desc:	ATLANTA, GA
CBSA code:	12060
CBSA descr:	ATLANTA SPGS, GA
Metro Micro Indicator:	2
CSA code:	122
Csa descr:	ATLANTA-SANDY SPRINGS-GAINESVILLE, GA-AL
Census tract:	140205
Census block group:	1
Latitude:	33.408670000000001
Longitude:	-84.601889
Match level code:	0
Secondary address:	280 Highway 74 N
Secondary city:	Peachtree City
Secondary state:	GA
Secondary zip10:	30269-1446
Secondary carrier route code:	C006
Fax number:	Not Reported
Toll free number:	Not Reported
Web site:	Not Reported
Selected SIC code:	721201
Selected SIC desc:	Cleaners
Primary SIC code:	721201
Primary SIC desc:	Cleaners
NAICS code:	81232002

## MAP FINDINGS

### CUSTOM CLEANERS, 280 HIGHWAY 74 N, PEACHTREE CITY, GA, 30269-1446 (Continued)

NAICS desc:	Drycleaning & Laundry Svcs
Location employment size code:	A
Location employment size desc:	4-Jan
Actual location employment size:	2
Modeled employment size:	C
Location sales volume code:	A
Location sales volume desc:	Less Than \$500,000
Actual location sales volume:	120
Corporate sales volume code:	Not Reported
Corporate sales volume desc:	Not Reported
Actual corporate sales volume:	Not Reported
Asset size:	S
Name:	Mr Henry Danani
Title:	Manager
Ethnicity code:	Not Reported
Infousa id:	612498428
Site Number:	612498428
HQ branch code:	9
HQ branch desc:	Single Loc
Public company indicator code:	0
Public filing indicator:	N
Individual firm code:	2
Individual firm desc:	Firm/Business
Year SIC added:	200612
Year first appeared in yellow pages:	2005
Yellow page code:	77777
Transaction date:	200612
Call status code:	M
Call status desc:	Answering Machine
Credit score code:	C
Credit score desc:	70 to 74
Actual credit score:	72
Ad size code:	Regular
Population code:	5
Population desc:	25,000 - 49,000
Square footage code:	A
Square footage desc:	0 - 2,499
Radial distance from target element:	.
Actnumbus multitenant location:	Not Reported
Building num multi tenant:	Not Reported
Number of pcs code:	0 - 1 PCs
Affluent neighborhood location:	N
Big business:	N
Female owner exec:	N
Highincomeexec:	N
Hightechbusiness:	N

## MAP FINDINGS

### CUSTOM CLEANERS, 280 HIGHWAY 74 N, PEACHTREE CITY, GA, 30269-1446 (Continued)

Medium size business entrepreneur:	N
Small business entrepreneur:	N
Tertiary address:	Not Reported
Tertiary city:	Not Reported
Tertiary state:	Not Reported
Tertiary zip10:	Not Reported
White collar percentage:	29
White collar indicator:	0
Production date:	20081202
Obsolescence date:	6/2/2009
Source:	infoUSA
Bookno:	14660

**APPENDIX L**

**OWNER ENVIRONMENTAL QUESTIONNAIRE**

## **OWNER ENVIRONMENTAL QUESTIONNAIRE & DISCLOSURE STATEMENT**

The checklist **MUST** be completed and signed by the current property owner, notarized in the spaces indicated and submitted with the application. The Owner must supply and attach evidence of ownership of the property, i.e., a deed. In preparing this document, the property owner must make a good faith effort to correctly answer all questions in this checklist. Care should be taken to check the answers against whatever records are in the owner's possession. If any of the following questions are answered in the affirmative, or if answers are unknown and/or qualified, the Environmental Professional must determine whether further inquiry is warranted. A gap in the Owner's knowledge about any item on the checklist below does not relieve the Environmental Professional from the requirement that the item be fully addressed in the Phase I Report. The property owner must fully document the reason for any affirmative answer, and provide the Environmental Professional with all appropriate supporting information.

Purchaser:	_____
(Phone)	_____
Owner/seller:	<u>Peachtree Housing II, LLLP</u>
(Phone)	<u>(205) 759-5781</u>
Subject property:	<u>Woodsmill Apartments</u>
(Phone)	<u>(770) 487-1560</u>

## QUESTIONNAIRE - PART A:

1. Land use: Is the property, or any adjacent property, used for commercial, industrial or manufacturing purposes including, but not limited to dry cleaners and gas stations? Adjacent properties include those that border the site and include properties across the street from the site.

☐ Yes ☒ No ☐ Don't Know Please describe:

Provide the name and describe the type of business operating at the property:

Windridge Apartments – multi-family apartment complex.

Name and type of business operating at the adjacent property to the **north**:

Commercially developed business offices.

**south:**

Commercially developed business offices.

**east:**

Vacant land

**west:**

Commercially developed property

2. Has the property or any adjacent property been used in the past for commercial, industrial or manufacturing purposes including, but not limited to, dry cleaners and gasoline stations?

☐ Yes ☒ No ☐ Don't Know Please describe:

Owner:

Date(s)

Current Use of property:

Apartment Complex

Previous use of property:

Vacant land

Previous use of property to **north:**

Vacant land

**south:**

Vacant land

**east:**

Vacant land

**west:**

Vacant land

3. Are there any pesticides, automotive or industrial batteries, paints or other chemicals stored on the property or at the facility?  
\_\_ Yes X No \_\_ Don't Know (If yes, please describe)
4. Are there currently any plastics or metal industrial drums (ranging from 5 to 55-gallons) located on the property or at the facility, or were there in the past?  
\_\_ Yes X No \_\_ Don't Know (If yes, please describe)
5. How and where were items identified in Questions #3 & #4 disposed of (and if you do not know all the specifics, provide names and present employers of people who might be able to provide additional information)?  
Not Applicable
6. Has fill dirt ever been brought onto the site?  
\_\_ Yes \_\_ No X Don't Know (If yes, please describe)
7. Have any substances identified as hazardous, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials, including construction debris, been dumped above grade, buried and/or burned on the site (where and what disposal took place)?  
\_\_ Yes X No \_\_ Don't Know (If yes, please describe)
8. Is there any obviously stained soil, or other evidence of past waste disposal on the property (where)?  
\_\_ Yes X No \_\_ Don't Know (If yes, please describe)

9. a) Are there any above or underground storage tanks located on the property now (Identify location)?

☐ Yes ☒ No ☐ Don't Know (If yes, please describe)

- b) Are the existing storage tanks empty, out of service, or closed? (If 'yes' provide information on when, give the name of the contractor used, and provide a copy of any report generated).

☐ Yes ☒ No ☐ Don't Know (If yes, please describe)

- c) Have any tanks been removed? (If 'yes' provide information on when, give the name of the contractor used, and provide a copy of any report generated).

☐ Yes ☐ No ☐ Don't Know (If yes, please describe)

Not Applicable

10. Provide names and addresses and telephone numbers of any prospective buyers in the past that may have conducted an environmental assessment of the subject property. Provide the name, address and telephone number of **your** Lender on this property. Attach any past environmental reports you have, or provide information on how to locate a copy of the report(s) if you do not have them.

None

11. Does the property discharge waste water (other than storm water) directly to a ditch or stream on or adjacent to the property?  
\_\_ Yes X No \_\_ Don't Know (If yes, please describe)
12. Is the property located near or in an area where conventional fuels (e.g., petroleum products) hazardous gases, (e.g. propane) or chemicals (e.g. benzene or hexane) of a flammable nature are stored?  
\_\_ Yes X No \_\_ Don't Know (If yes, please describe)
13. Have there been any health complaints related to the indoor or outdoor air at the property or any building located on the property?  
\_\_ Yes X No \_\_ Don't Know (If yes, please describe)
14. Does the owner of the property or operator of the facility have any knowledge of environmental liens or governmental notification (including information requests) relating to violations or potential violations of environmental laws with respect to the property or any facility located on the property?  
\_\_ Yes X No \_\_ Don't Know (If yes, please describe)
15. Has the owner of the property or operator of the facility been informed of the presence of hazardous substances or environmental violations with respect to the property or any facility located on the property?  
\_\_ Yes X No \_\_ Don't Know (If yes, please describe)

16. Are you aware of any environmental assessment of the property that indicated the presence of hazardous substances or petroleum products on, in, at, or under the site?  
\_\_Yes XNo \_\_Don't Know (If yes, please describe)
17. Are you aware of any environmental assessment of the subject property that has recommended further assessment or testing of the property?  
\_\_Yes XNo \_\_Don't Know (If yes, please describe)
18. Are there any past, current, or pending lawsuits or administrative proceedings for alleged damages related to environmental issues or problems involving the property or any owner or tenant of the property?  
\_\_Yes XNo \_\_Don't Know (If yes, please describe)
19. Have pesticides, herbicides or other agricultural chemicals ever been stored, mixed on or applied to the property?  
\_\_Yes XNo \_\_Don't Know (If yes, please describe)

## QUESTIONNAIRE - PART B:

1. Are there any structures on the site more than fifty (50) years old, or located in a designated historic district? If yes, please describe & submit photographs of all interior rooms and exterior facades. Include a copy of the proposed rehabilitation work scope and a location map.

☐ Yes ☒ No ☐ Don't Know

2. Is the site located in a 100-year floodplain?

Copy the portion of floodplain map indicating the site location. Attach a copy of the Flood Plain Map and include panel number on the copy.

☐ Yes ☒ No ☐ Don't Know (If yes, please describe below.)

- | 3. Does the site have the potential to affect or be affected by? | Yes                      | No                                  |
|--|--------------------------|-------------------------------------|
| a. Coastal Areas Protection and Management                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Runway Clear Zones & Accident Potential Zones                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Endangered Species  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Farmland Protection   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Compatibility with Local Codes, Plans and Zoning              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Wetlands Designated land                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Thermal & Explosive Hazards                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Toxic Chemicals & Radioactive Materials                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Solid Waste Management  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Local Zoning Plans Compatibility                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(If yes, please describe.)

4. Is the site within 1000 feet of a major road/highway/freeway (i.e. a roadway which experiences an average daily traffic count of 10,000 or greater)?

  X   Yes    No    Don't Know (If yes, the following information must be completed. Much of it can be obtained through the City/County Highway or Transportation Department)

- What is the name of the major road/highway/freeway?   Joel Cowan Parkway
- List the distance of any stop sign (not a traffic signal) that is less than 600 feet from the site   NA
- What is the average speed of travel on this major road/highway/freeway?  
  55
- List the average number of automobiles for both directions during a 24-hour day   29,750
- List the average number of trucks for both directions during a 24-hour day  
  4,760

5. Is the site within 3000 feet of a railroad?

  X   Yes    No    Don't Know (If yes, the following information must be completed. Much of it can be obtained by contacting the Supervisor of Customer Relations and/or the Engineering Department for the railway)

- What is the name of the railway operating on this line?   CSX
- List the average number of trains for both directions during a 24-hour day  
  30
- List the average number of diesel locomotives per train   2
- List the average number of railway cars per train   100
- List the average train speed   55
- Is the track welded or bolted?   Welded
- Is the site near a grade crossing that requires prolonged use of the train's horn?   X   Yes    No
- If yes, how far from the grade crossing are the whistle posts located?   1/4 Mile

6. Is the site within 15 miles of a military airport?

   Yes   X   No    Don't Know (If yes, please attach a copy of the airport's current noise contour information. This information is available for almost all military airports and can be obtained by contacting the Military Agency in Charge of Airport Operations. If noise contours are not available, please obtain the following information)

- List the average number of nighttime jet operations (10 p.m.-7 a.m.)

  NA  

- List the average number of daytime jet operations (7 a.m. – 10 p.m.)

  NA  

- List the flight paths of the major runways

  NA  

7. Is the site within 5 miles of a private/commercial airport or airfield?

  X   Yes    No    Don't Know (If yes, please attach a copy of the airport's current noise contour information. This information is available for almost all private/commercial airports and can be obtained by contacting the FAA Control Tower or Airport Operations. If noise contours are not available, please obtain the following information)

- List the average number of nighttime jet operations (10 p.m. - 7 a.m.)

  1  

- List the average number of daytime jet operations (7 a.m. – 10 p.m.)

  3  

- List the flight paths of the major runways   31 / 13

## QUESTIONNAIRE - PART C:

Valuation Reduction: Relationship of the purchase price to the fair market values of the property if it were not contaminated:

1. Have you identified the type of property transaction (for example-- sale, purchase, ground lease, etc.) to the Environmental Professional?

Yes, refinance for rehabilitation

2. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Not Applicable

- If no, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

## CERTIFICATION

This questionnaire above was completed by:

Owner/Developer/owner Name:	<u>Peachtree City Housing, Ltd.</u>
Relationship to Site:	<u>Owner</u>
Address:	<u>809 22nd Avenue</u>
	<u>Tuscaloosa, AL 35401</u>
E-mail Address:	<u>Davidm@morrowrealty.com</u>
Phone Number:	<u>205-759-5781</u>
Date:	<u>June 21, 2011</u>

I certify to the best of my knowledge and belief that the above statements and facts submitted are true, accurate and complete.

Signed, sealed and delivered this \_\_\_\_ day  
of \_\_\_\_\_, 2011, in the

Presence of:

By:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Name

My commission Expires on:

\_\_\_\_\_  
Title

(Notarial Seal)

**APPENDIX M**

**PROPERTY LOG AND INFORMATION  
CHECKLIST**

## **PROPERTY LOG AND INFORMATION CHECKLIST**

This form **MUST** be completed by the Qualified Environmental Professional who performed the Phase I and/or Phase II. All entries must be fully documented and explained in the environmental reports. This form, together with all supporting documentation relating to the Phase I, must be submitted to DCA before any application can be accepted for processing.

### **PROPERTY LOG**

Property Address: 102 Wisdom Road ...

Developer's Name and Address: Peachtree City II Housing, LLLP

Developer's e-mail Address: 809 22nd Avenue, Tuscaloosa, Alabama 35401

Developer's Telephone Number: 205-759-5781

Qualified Environmental Professional's Name: Phillip E. Dalton

Qualified Environmental Professional's Telephone Number and e-mail address:  
205-822-2480 – phil.dalton@hazclean.com

Environmental Consulting Firm's Name and Address:  
Hazclean Environmental Consultants, Inc.  
2075 Columbiana Road, Suite 1  
Birmingham, Alabama 35216

Date Phase I Environmental Site Assessment Completed: June 21, 2011

Summary of Phase I Results:

The subject site is acceptable. No current or historical recognized environmental conditions were identified.

## INFORMATION CHECKLIST

Check [✓] any information sources used to perform the Phase I Review.

1. Overall Property Description

- ☐ Building Specifications
- ☐ Zoning or Land Use Maps
- ☒ Aerial Photos (e.g., Sanborn)
- ☐ List of Commercial Tenants On-Site
- ☒ Title History
- ☒ Site Survey
- ☒ Verification of Public Water and Sewer
- ☒ Interviews with Local Fire, Health, Land Use or Environmental Officials
- ☐ Interviews with Builder, and/or Property Manager
- ☒ Review of records of local, state and federal regulatory agencies
- ☒ Review of adjacent properties
- ☐ Other (Specify)

2. Asbestos

- ☒ Dated Building Construction Or Rehabilitation Specifications
- ☐ Engineer's/Consultant's Asbestos Report
- ☐ Other (Specify)

3. Polychlorinated Biphenyls

- ☐ Utility Transformer Records
- ☒ Site Survey of Transformers
- ☐ Site Soil and Groundwater PCB Test Results
- ☐ Other (Specify)

4. Radon

- ☐ Water Utility Records
- ☐ Gas Utility Records
- ☐ On-Site Radon Test Results
- ☐ Other (Specify)

5. Underground Storage Tanks

- ☒ Oil, Motor Fuel and Waste Oil Systems Reports, EPD, LUST & ERNS Records
- ☒ CERCLIS/RCRIS Results of Neighborhood search (within radius of one mile)
- ☐ Site Soil and Groundwater Tests
- ☐ Site Tank Survey
- ☐ Other (Specify)

6. Waste Sites

- ☒ CERCLIS/RCRIS Results of neighborhoods search (within radius of one mile)
- ☒ State EPD site lists for neighborhoods (within radius of one mile)
- ☒ Federal Facilities Docket
- ☐ Site Soil and Groundwater Test Results
- ☐ Other (Specify)

7. Lead Based Paint

- ☐ Lead Paint Survey
- ☐ Certification/Compliance Records
- ☐ Site Soil Test Results
- ☒ Other (Specify)      Not Required due to date of construction

8. Additional Hazards

- ☐ Urea Formaldehyde Foam Insulation Survey
- ☐ Interior Air Test Results
- ☐ Lead in Drinking Water Test Results
- ☐ Mold Inspection Results
- ☐ Other (Specify)

Checklist completed by: \_\_\_\_\_.

Name (Type or Print): Phillip E. Dalton.

Date: June 21, 2011.

**APPENIDX N**  
**PROOF OF INSURANCE**

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/20/2011

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> <b>Marchetti Robertson &amp; Brickell Ins. &amp; Bonding, Inc.</b> <b>1062 Highland Colony Parkway</b> <b>P. O. Box 3348</b> <b>Ridgeland, MS 39158-3348</b>	<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext): (601)605-3150</b> <b>FAX (A/C, No): (601)605-4082</b> <b>E-MAIL ADDRESS:</b> <b>PRODUCER CUSTOMER ID #:</b>														
<b>INSURED</b> <b>Hazclean Corporation</b> <b>Argus Analytical, Inc.</b> <b>Hazclean Environmental Consultants, Inc.</b> <b>P. O. Box 16485</b> <b>Jackson, MS 39236</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td><b>INSURER A: Steadfast Insurance Company</b></td> <td></td> </tr> <tr> <td><b>INSURER B: The Charter Oak Fire Insurance Company</b></td> <td></td> </tr> <tr> <td><b>INSURER C: National Union Fire Insurance Company</b></td> <td></td> </tr> <tr> <td><b>INSURER D:</b></td> <td></td> </tr> <tr> <td><b>INSURER E:</b></td> <td></td> </tr> <tr> <td><b>INSURER F:</b></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	<b>INSURER A: Steadfast Insurance Company</b>		<b>INSURER B: The Charter Oak Fire Insurance Company</b>		<b>INSURER C: National Union Fire Insurance Company</b>		<b>INSURER D:</b>		<b>INSURER E:</b>		<b>INSURER F:</b>	
INSURER(S) AFFORDING COVERAGE	NAIC #														
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<b>INSURER B: The Charter Oak Fire Insurance Company</b>															
<b>INSURER C: National Union Fire Insurance Company</b>															
<b>INSURER D:</b>															
<b>INSURER E:</b>															
<b>INSURER F:</b>															

**COVERAGES****CERTIFICATE NUMBER: 10-11 GL/BA/UM/WC****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE				ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS				
A	GENERAL LIABILITY						GPL9267477-00	06/29/2010	06/29/2011	EACH OCCURRENCE \$ 1,000,000				
	<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY								DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
	<input type="checkbox"/>	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR								MED EXP (Any one person) \$ 5,000				
	<input checked="" type="checkbox"/>	Contractors Pollut								PERSONAL & ADV INJURY \$ 1,000,000				
	<input checked="" type="checkbox"/>	Professional Liab								GENERAL AGGREGATE \$ 2,000,000				
	GEN'L AGGREGATE LIMIT APPLIES PER:									PRODUCTS - COMP/OP AGG \$ 2,000,000				
	<input type="checkbox"/>	POLICY	<input type="checkbox"/>	PRO-JECT	<input type="checkbox"/>	LOC						\$		
B	AUTOMOBILE LIABILITY						BA9208B967-10-SEL	06/29/2010	06/29/2011	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000				
	<input checked="" type="checkbox"/>	ANY AUTO								BODILY INJURY (Per person) \$				
	<input type="checkbox"/>	ALL OWNED AUTOS								BODILY INJURY (Per accident) \$				
	<input type="checkbox"/>	SCHEDULED AUTOS								PROPERTY DAMAGE (Per accident) \$				
	<input type="checkbox"/>	HIRED AUTOS								\$				
	<input type="checkbox"/>	NON-OWNED AUTOS								\$				
	<input type="checkbox"/>									\$				
A	<input type="checkbox"/>	UMBRELLA LIAB	<input checked="" type="checkbox"/>	OCCUR			SEO-9267473-00	06/29/2010	06/29/2011	EACH OCCURRENCE \$ 3,000,000				
	<input type="checkbox"/>	EXCESS LIAB	<input type="checkbox"/>	CLAIMS-MADE						AGGREGATE \$ 3,000,000				
	<input type="checkbox"/>	DEDUCTIBLE								\$				
	<input type="checkbox"/>	RETENTION \$								\$				
	<input type="checkbox"/>													
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						004963019	06/29/2010	06/29/2011	<input checked="" type="checkbox"/>	WC STATU-TORY LIMITS	<input type="checkbox"/>	OTH-ER	
										E.L. EACH ACCIDENT \$ 1,000,000				
										E.L. DISEASE - EA EMPLOYEE \$ 1,000,000				
										E.L. DISEASE - POLICY LIMIT \$ 1,000,000				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

**Project Site: Buford Housing II LLLP**  
**Project Site: Peachtree City II Housing LLLP**  
**Professional Liability coverage includes coverage for release of mold or fungus as a result of professional services rendered or failure to render.**

**CERTIFICATE HOLDER****CANCELLATION**

<b>Georgia Housing &amp; Finance Authority</b> <b>The Georgia Dept of Community Affairs</b> <b>60 Executive Park South NE</b> <b>Atlanta, GA 30329-2231</b>	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p><b>AUTHORIZED REPRESENTATIVE</b></p> <p><b>John Marchetti</b></p>
--	--

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ADDITIONAL REMARKS SCHEDULE

AGENCY Marchetti Robertson & Brickell Ins. & Bonding, Inc.		NAMED INSURED Hazzclean Corporation Hazzclean Environmental Consultants, Inc. P. O. Box 16485 Jackson, MS 39236	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
FORM NUMBER: 25 FORM TITLE: ACORD Certificate of Liability Insurance

Garage Liability

INSR ADD'L LTR INSRD	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$

Automobile Liability

INSR ADD'L LTR INSRD	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
B				

Excess/Umbrella Liability

INSR ADD'L LTR INSRD	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A				\$

Other Liability

INSR LTR	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS

**APPENDIX O**  
**LETTERS OF REFERENCE**

## DEVELOPMENT SERVICES, INC.

210 Lenwood Road \* Decatur, AL 35603  
Phone: 256-306-0666 Fax: 256-306-0290

June 20, 2011

To Whom It May Concern:

Development Services, Inc. would like to take this opportunity to formally recommend the services of Hazclean Environmental Consultants, Inc. Phil Dalton and his company have completed numerous environmental assessments over the years for our company. They have demonstrated professionalism, dedication and always deliver timely, accurate reports. It is very refreshing to have a business that returns calls and that is willing to do what it takes for a client. Also, with the changes and updates to the requirements of environmental regulations, Hazclean never fails in keeping updated and current.

Development Services, Inc. would highly recommend Hazclean Environmental Consultants, Inc. for any environmental assessment needs. I hope this letter will be shared with current and future business prospects, so that they can also benefit from working with this reputable company. Our company will continue to use Hazclean Environmental Consultants, Inc. for our future assessment needs.

Sincerely,



Terry L. Mount



*Housing Consultants Incorporated*

June 20, 2011

To whom it may concern,

Mr. Phil Dalton and Hazclean Environmental Consultants, Inc. have been performing our Environmental Phase I assessments and all associated reports for several years now. We have been very pleased with the work performed by Mr. Dalton and his company of well qualified associates.

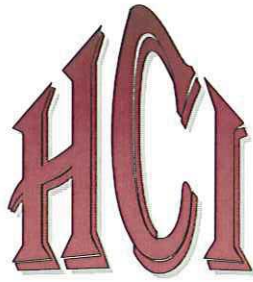
Mr. Dalton is a pleasure to deal with and always has been. He is very professional in every aspect of his business from initial request made to final reports being completed. Any concerns are addressed immediately and without delay.

We would certainly recommend Mr. Dalton and Hazclean Environmental Consultants, Inc. to anyone and look forward to working with him for many years to come. If you have any questions, please contact me at (256) 760-9624 ext 203 or email at [penny@trustmarkcorp.com](mailto:penny@trustmarkcorp.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Penny Ayers', is written over a large, light blue circular stamp.

Penny Ayers  
Director of Development



*Housing Consultants Incorporated*

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June 20, 2011

To whom it may concern,

Mr. Phil Dalton and Hazclean Environmental Consultants, Inc. have been performing our Environmental Phase I assessments and all associated reports for several years now. We have been very pleased with the work performed by Mr. Dalton and his company of well qualified associates.

Mr. Dalton is a pleasure to deal with and always has been. He is very professional in every aspect of his business from initial request made to final reports being completed. Any concerns are addressed immediately and without delay.

We would certainly recommend Mr. Dalton and Hazclean Environmental Consultants, Inc. to anyone and look forward to working with him for many years to come. If you have any questions, please contact me at (256) 760-9624 ext 214 or email at [shennell@trustmarkcorp.com](mailto:shennell@trustmarkcorp.com).

Sincerely,

Shennell Hughes  
Development Coordinator

**APPENDIX P**

**ENVIRONMENTAL CERTIFICATION**

## ENVIRONMENTAL CERTIFICATION

The undersigned being first duly sworn on oath do certify to the Georgia Department of Community Affairs (DCA)/Georgia Housing and Finance Authority (GHFA) that the statements contained in this certification are true and correct. The undersigned also acknowledge that deviations from the requirements contained in the certification and checklist could result in scoring deductions (Page, Section and/or Appendix numbers must be included for each item).

Project Name: Woodsmill Apartments

Project Location: Peachtree City, Fayette County, Georgia

<b>Page/Sec./App.</b>
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- |   |  |
|---|--|
| 1. The Phase I Report for the above referenced project has been prepared according to the applicable DCA required format.   | Page 5, Section 2.2                    |
| 2. The Phase I Report and/or update was performed under the supervision of an "Environmental Professional" as defined in 40 C.F.R. § 312.10(b) (hereinafter referred to as an Environmental Professional). Résumés describing the qualifications of all personnel involved with the Phase I environmental site assessment must be included. | Page 7, Section 2.4                    |
| 3. The Environmental Professional is not affiliated with the Owner/developer or a buyer or seller of the project.   | Page 4, Section 2.1                    |
| 4. The Phase I Report and/or update was prepared less than 180 days prior to Application submission and within 30 days of the site reconnaissance. In addition, the date of the Report appears of the cover page of the Report.   | Front Cover and Section 1.0            |
| 5. The Georgia Housing and Finance Authority and DCA have the right to rely upon the Phase I and/or Phase II Report prepared for the property in the same way as the Owner, client and any other authorized users of the Report(s).   | Page 8, Section 2.6                    |
| 6. The Phase I Report was prepared in accordance with the applicable ASTM and DCA standards.  | Page 9, Section 2.6                    |
| 7. The Environmental Professional employed by the consulting firm has supervised the performance of the Phase I, reviewed, signed and stamped both the Phase I and Phase II Reports (if applicable) and any amendments, addenda and updates thereto.  | Appendix P<br>Appendix K<br>Appendix H |
| 8. The Environmental Professional has included a comprehensive historical review of the subject property back to 1940 or the property's first developed use, whichever is earlier.  | Section 5.5                            |
| 9. The Phase I includes the professional opinion of the Environmental Professional as to any potential environmental risks and as to any recognized environmental conditions identified during the comprehensive historical review.   | Section 1.2<br>Section 7.0             |
| 10. The Environmental Professional has:   |  |
| * Commercial General Liability insurance, total combined single limits of \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate;  | Appendix N                             |
| * Professional Errors and Omissions Insurance with limits of \$2,000,000.00 each claim and \$2,000,000.00 in the aggregate with coverage extended to include third party liability for death, bodily injury, diminution of value of property and property damage.   | Appendix N                             |
| * Pollution Liability Insurance with limits of \$2,000,000.00 each claim  | Appendix N                             |

Project Name: Woodsmill Apartments

Project Location: Peachtree City, Fayette County, Georgia

<b>Page/Sec./App.</b>
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11. The Georgia Housing and Finance Authority and DCA have been named as 1) additional insureds and 2) certificate holders on the Accord 25 form (the required insurance certificate) for the commercial liability insurance policy.

Appendix N

12. A 30 day cancellation period is included on the insurance certificate.

Appendix N

13. The Owner Environmental Questionnaire & Disclosure Statement has been completed by the current Owner of the property and included in the Phase I Report.

Appendix L

14. The completed Phase I Documentation: DCA Property Log and Information Checklist has been completed by the Environmental Professional and included in the Phase I Report.

Appendix M

15. If required, the HOME and HUD Environmental Questionnaire is completed and included in the Phase I (includes projects applying for HOME funds and projects with other HUD funding sources listed, including PBRA).

Appendix K

16. If, in accordance with Section II.B.5.b. of the DCA standards, a noise assessment is required, the Report includes a noise assessment which was completed in accordance with the HUD Noise Assessment Guidelines ("NAG") and 24 C.F.R § 51.100 *et seq* . (applies to all projects, whether or not HUD funds are include in the financial structure).

Appendix J

17. In cases of elevated noise levels, the Report includes a noise attenuation plan completed in accordance with the HUD Noise Assessment Guidelines ("NAG") and 24 C.F.R § 51.100 *et seq* . (applies to all projects, whether or not HUD funds are include in the financial structure).

Appendix J

18. The Environmental Consultant Signature page has been signed by the Environmental Professional, the Principal of the Consultant, and the Professional Engineer or Professional Geologist and has been stamped by the Professional Engineer or Professional Geologist. The Environmental Consultant Signature page is included in the Phase I and/or Phase II Report.

Behind Cover Page

Applicant Signature

Date

Environmental Professional Signature & Stamp

Date

**APPENDIX Q**

**CONSUMER CONFIDENCE REPORT ON WATER  
QUALITY**

# Annual Water Quality Report

## Fayette County Water System

P.O. Box 190, 245 McDonough Road, Fayetteville, Georgia 30214 / 770-461-1146  
*This report includes data collected between January 1, 2010 and December 31, 2010*

**Source of Water:** Fayette County Water System gets its water from several sources. The surface water sources are: Lake Kedron, Lake Peachtree, Lake Horton, Line Creek, Starr's Millpond and the Flint River. The well water sources are all in the crystalline aquifer. The purchase water sources can be the City of Atlanta, City of Fayetteville and Clayton County Water Authority.

**Treatment Process:** Alum and lime are added to the water taken from the surface water sources to cause the finely divided mud particles to clump together so that the mud and other particles will settle to the bottom of the settling tanks by gravity. The clear water is filtered and disinfected with chlorine to make the water biologically safe. The pH is adjusted by adding lime, phosphate is added to make the water non-corrosive, and fluoride is added to prevent dental cavities. The groundwater from wells is treated with chlorine, soda ash, and phosphate. Fluoride is also added.

### Important Information About the Safety of Your Drinking

**Water:** All water sources, including lakes such as ours, are fed by water that passes over the surface of the land or through the ground. The water dissolves naturally occurring minerals and materials and can pick up substances resulting from the presence of animals or from human activity. In order to ensure that tap water is safe to drink, the U.S. Environmental Protection Agency (EPA) prescribes regulations that limit the amount of certain substances in water provided by public water systems.

The Atlanta Regional Commission prepared a Source Water Assessment, an assessment for potential pollution of surface drinking water supply sources, for the Water System. This assessment showed the Horton Creek watershed, our major source for drinking water, to be low for pollution susceptibility, and Line Creek, Flat Creek and Whitewater Creek to be medium for pollution susceptibility. A copy of a summary of this report is available upon request and the entire report is available for review at our office during regular business hours.

All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some substances (contaminants). The presence of contaminants does not necessarily indicate the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (1-800-426-4791).

The table inside shows that the drinking water in Fayette County gets a good report when compared to health standards. As health scientists learn more about our environment and the effect of substances in the environment on human health, new standards will continue to be set for drinking water. The Fayette County Water System will continue to add new technology in order to be able to meet present and future standards.

### BLENDING OF THE WATER SUPPLY

Supplier	Gallons	Percent
City of Atlanta	6,766,286	0.2%
Fayetteville	1,443,780	0.0%
Clayton County	0	0.0%
Wells (4)	45,189,700	1.4%
Water Plants (2)	3,155,701,000	98.3%
Total	3,209,100,766	100.0%

*Copies of the City of Atlanta, City of Fayetteville and Clayton County Water Authority water quality reports are available upon request.*

### Additional Information Sources (web sites about water quality):

- ☐ EPA Office of Water - [www.epa.gov/ow](http://www.epa.gov/ow)
- ☐ Georgia Department of Natural Resources - [www.gadnr.org](http://www.gadnr.org)
- ☐ American Water Works Association - [www.awwa.org](http://www.awwa.org)

## Drinking Water Analysis

Substance	Sample Frequency	Maximum Level (MCL)	Ideal Goal (MCLG)	Level Found	Range	Likely Sources	Violation
<b>INORGANIC CONTAMINANTS</b>							
Fluoride (mg/L) (a)	Daily 2010	4	4	0.87	0.7 - 1.1	Water additive that promotes strong teeth	No
Lead (ppb) (b)	2010	AL = 15	0	2.5	0 sample sites above AL	Corrosion of household plumbing systems	No
Copper (mg/L) (b)	2010	AL = 1.3	1.3	0.19	0 sample sites above AL	Corrosion of household plumbing systems	No
Nitrate (mg/L)	Annually 2010	10	10	0.87	n/d - 0.87	Runoff from fertilizer use; leaching from septic tanks; sewage; erosion of natural deposits	No
<b>DISINFECTION BY-PRODUCTS, BY-PRODUCT PRECURSORS AND DISINFECTANT RESIDUALS</b>							
Total Trihalomethanes (TTHMs) (ppb) (c)	Quarterly 2010	80	n/a	64	9 - 118	By-product of drinking water chlorination	No
Total Haloacetic Acids (HAA=s) (ppb) (c)	Quarterly 2010	60	n/a	54	4 - 94	By-product of drinking water chlorination	No
Total Organic Carbons (TOC) (d)	Monthly 2010	TT ≥ 1	n/a	1.01	n/a	Decay of organic matter in the water withdrawn from water sources such as lakes and streams	No
Chlorite (mg/L)	Monthly 2010	1.0	0.8	0.23	0.01 - 0.32	By-product of drinking water chlorination	No
Chlorine, free (mg/L)	Daily 2010	MRDL = 4	MRDLG = 4	1.49	0.1 - 2.2	Drinking water disinfectant	No
Chlorine Dioxide (ppb)	Daily 2010	MRDL=800	MRDLG = 800	30	0 - 1000	Drinking water disinfectant	No
<b>MICROBIOLOGICAL CONTAMINANTS</b>							
Total Coliforms (e)	Daily 2010	5% positive samples during a monthly sampling period	0 positive samples during a monthly sampling	1 sample positive 7/19/10 (1.7%)	n/a	Bacteria naturally present in the environment; used as an indicator that other potentially harmful bacteria may be present	No
Turbidity (NTU) (f)	Daily 2010	TT = 1 NTU	n/a	0.32	n/a	Soil runoff	No
		TT = 95% of samples ≤ 0.3 NTU each month	n/a	100	n/a		

**Notes:**

- (a) Fluoride is added in treatment to bring the natural level to the CDC and the Georgia Department of Community Health optimum of 0.85 mg/L. EPA established the maximum concentration level for natural fluoride in drinking water at 4 mg/L.
- (b) Water from the treatment plant does not contain lead and copper. However under EPA test protocol, water is tested at the tap. Tap tests show that where a customer may have lead pipes or lead-soldered copper pipes, the water is not corrosive. This means the amount of lead and copper absorbed by the water is limited to safe levels.
- (c) The detected level found is the highest running annual average of the most recent quarterly system-wide sample sets covering twelve months, as required by EPA testing protocol. The range is the lowest and highest values reported for the twelve month period.
- (d) TOC is a calculated removal ratio and is reported for compliance as a running annual average, computed quarterly (35% removal required).
- (e) More than 60 samples are tested each month. No more than 5% can be positive for Total Coliforms.
- (f) Turbidity is a measure of the cloudiness of the water. We monitor turbidity because it is a good indicator of the effectiveness of our filtration system.

### Information about Lead in Drinking Water

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The Fayette County Water System is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the **Safe Drinking Water Hotline** or at <http://www.epa.gov/safewater/lead>.

### Notice to Immuno-Compromised People

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised people (such as those with cancer undergoing chemotherapy, people who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some older adults and infants) may be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA and the Centers for Disease Control guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbiological contaminants are available from the **Safe Drinking Water Hotline (1-800-426-4791)**.

### *How to Read the Report*

#### IMPORTANT DRINKING WATER DEFINITIONS

<b>MCL</b>	<b>Maximum Contaminant Level</b> or Maximum Allowed is the highest level of a contaminant allowed in drinking water by EPA. MCLs are set as close to the MCLGs as feasible using the best available treatment technology. Highest levels are reported to determine compliance. Some are individual readings. Others that are running averages are noted.
<b>MCLG</b>	<b>Maximum Contaminant Level Goal</b> or Goal is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
<b>TT</b>	<b>Treatment Technique</b> means a required treatment or process intended to reduce the level of a contaminant in drinking water.
<b>AL</b>	<b>Action Level</b> means the concentration of a contaminant which, if exceeded, triggers treatment or other requirement which a water system must follow.
<b>MRDL</b>	<b>Maximum Residual Disinfectant Level</b> is the highest level of a disinfectant allowed in drinking water by EPA. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
<b>MRDLG</b>	<b>Maximum Residual Disinfectant Level Goal</b> is the level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contamination.

#### DATA TABLE KEY: UNIT DESCRIPTIONS

<b>mg/L</b>	<b>Milligram per liter</b> is the number of milligrams of a substance in one liter of water. One liter is slightly more than a quart.
<b>ppm</b>	<b>Parts per million</b> means 1 part per 1,000,000 (same as milligrams per liter)
<b>ppb</b>	<b>Parts per billion</b> means 1 part per 1,000,000,000 (same as micrograms per liter)
<b>NTU</b>	<b>Nephelometric Turbidity Unit</b>
<b>n/a</b>	<b>Not applicable</b>
<b>n/d</b>	<b>Not detected</b>
<b>≤</b>	<b>Less than or equal to</b>
<b>≥</b>	<b>Greater than or equal to</b>

## ABOUT FAYETTE COUNTY WATER SYSTEM

The Fayette County Water System (ID# 1130001) is operated as an enterprise fund by the Fayette County Board of Commissioners. The revenue generated by the Water System from water payments and meter charges is used to operate the Water System to ensure safe and adequate drinking water for Fayette County customers. The Board has appointed a Water Committee to review and make recommendations concerning the Water System. The Water Committee meets on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month at 8:00 a.m. at 245 McDonough Road, Fayetteville. Approval of the budget, projects and operations of the Water System is by the Board of Commissioners at their regularly scheduled meetings, which are on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month at 7:00 p.m., and the first Wednesday at 3:30 p.m.

The Water System currently has 61 employees managed by the Director and a staff of assistants. State certified operators and lab analysts perform a variety of laboratory tests to ensure the safety of our drinking water. The Distribution team maintains and repairs a variety of different size water lines in the County. They also install new services and run water line extensions as necessary. The administrative office handles all customer related issues such as payment collection, processing and mailing bills to our more than 27,000 customers, answering customer questions and complaints and tracking construction projects. Meter reading and billing are done monthly. Most meters are read by our drive-by radio read system.

The Water System purchased water from the City of Atlanta and Fayetteville in 2010. Copies of their Consumer Confidence Report will be available at the Water System office for public information.

The Water System operates three reservoirs that are open to the public. Lake Kedron is in Peachtree City, Starr's Millpond is on Highway 85 South of Fayetteville and Lake Horton is in South Fayette County. Sailboats, row boats and canoes are allowed in Lake Kedron and Lake Horton. Only electric motors are allowed. Fishing license is required and all Georgia Fish and Game rules apply. Docks and boat ramps are available at Lake Kedron and Lake Horton. There are 2.8 miles of scenic walking trails at Lake Horton.

The Georgia Water Stewardship Act went into effect statewide on June 2, 2010. It allows daily outdoor watering for purposes of planting, growing, managing, or maintaining ground cover, trees, shrubs or other plants only between the hours of 4 p.m. and 10 a.m. by anyone whose water is supplied by a water system permitted by the Environmental Protection Division.

Outdoor water use for any purposes other than watering of plants, such as power washing or washing cars, is still restricted to the current odd/even watering schedule.

- ☐ Odd-numbered addresses can water on Tuesdays, Thursdays and Sundays.
- ☐ Even-numbered and unnumbered addresses are allowed to water on Mondays, Wednesdays and Saturdays.

More information about the outdoor water use schedules can be found on the EPD web site at [www.georgiaepd.com](http://www.georgiaepd.com).

The Water System is preparing to meet future demand. The plan is to increase production at the South Fayette Water Treatment Plant to 9 million gallons per day. Sites are being investigated to erect a one million gallon water tank in northwest Fayette County. The Water System has acquired two additional water tank sites. The ground breaking for Lake McIntosh has been held. The contractor is on site continuing construction of the dam. Lake McIntosh will be a 650 acre reservoir on Line Creek. The lake will yield 10.4 million gallons of water per day for treatment at the Crosstown Water Plant.

The Water System has additional information available on the Web at [www.fayettecountyga.gov](http://www.fayettecountyga.gov). If you have questions about this Consumer Confidence Report, you can call Tony Parrott at 770-461-1146 ext. 6016 or Customer Service at 770-461-1146, option 5.

**APPENDIX R**

**ENDANGERED SPECIES DOCUMENTATION**  
**(if applicable)**

## Rare Animals, Plants and Natural Communities of Fayette County, Georgia

Generated from conservation database on July 16, 2010

### Animals

*Anodontoides radiatus* (Rayed Creekshell)  
*Elliptio arctata* (Delicate Spike)  
*Hamiota subangulata* (Shinyrayed Pocketbook)  
*Medionidus penicillatus* (Gulf Moccasinshell)  
*Necturus beyeri complex* (Gulf Coast Waterdog)  
*Notropis hypsilepis* (Highscale Shiner)  
*Pleurobema pyriforme* (Oval Pigtoe)  
*Quincuncina infucata* (Sculptured Pigtoe)  
*Utterbackia peggyae* (Florida Floater)  
*Villosa villosa* (Downy Rainbow)

### Plants

*Listera australis* (Southern Twayblade)

Find details for species and natural communities on this list at [NatureServe.org/explorer](http://NatureServe.org/explorer)

Georgia Wildlife Resources Division  
2070 U.S. Hwy. 278, SE, Social Circle, GA 30025

Listed Species in Fayette County (updated May 2004)				
Species	Federal Status	State Status	Habitat	Threats
Bird				
<b>Bald eagle</b> <i>Haliaeetus leucocephalus</i>	T	E	Inland waterways and estuarine areas in Georgia.	Major factor in initial decline was lowered reproductive success following use of DDT. Current threats include habitat destruction, disturbance at the nest, illegal shooting, electrocution, impact injuries, and lead poisoning.
Invertebrate				
<b>Gulf moccasin shell mussel</b> <i>Medionidus pencillatus</i>	E	E	Medium streams to large rivers with slight to moderate current over sand and gravel substrates; may be associated with muddy sand substrates around tree roots	Habitat modification, sedimentation, and water quality degradation
<b>Oval pigtoe mussel</b> <i>Pleurobema pyriforme</i>	E	E	River tributaries and main channels in slow to moderate currents over silty sand, muddy sand, sand, and gravel substrates	Habitat modification, sedimentation, and water quality degradation
<b>Shiny-rayed pocketbook mussel</b> <i>Hamiota subangulata</i>	E	E	Medium creeks to the mainstems of rivers with slow to moderate currents over sandy substrates and associated with rock or clay	Habitat modification, sedimentation, and water quality degradation
Fish				
<b>Highscale shiner</b> <i>Notropis hypsilepis</i>	No Federal Status	T	Blackwater and brownwater streams	

**APPENDIX S**

**SHPO REVIEW DOCUMENTATION**  
**(if applicable)**

**APPENDIX T**

**OPERATIONS AND MAINTENANCE MANUAL**  
**(if applicable)**

## **APPENDIX U**

**OTHER  
(if applicable)**